



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 9, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Warren Landrum, Eric Hedin, Cheryl Smith, Max Coleman.

COMMISSIONERS ABSENT: Clayton Fisher and Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #12- SU180504A – Specific Use Permit Renewal - 3025 Hardrock Rd. (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.

Mr. Lee stated as required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. Development Review Committee recommends Planning & Zoning Commission allow the applicant six months to establish compliance and that any subsequent violations will result in staff bringing back for revocation.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Sushil Chaugai, 3025 Hardrock Road, Grand Prairie, TX where present representing the case, he has been adding more trucks on his site and wants to change the Specific Use Permit to allow him to do so.

Commissioner Moser stated as the owner he is required to meet the city's code and follow the rules he can allow him six months to come into compliance, but he could be risking his business if he does not comply.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU180504A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Landrum

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**