



**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 #11- Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon.

Mr. Helm stated the applicant is proposing to continue the use of metal parts manufacturing and assembly on this site. The site can be accessed from NW 16th Street. The 2018 Comprehensive Plan's Future Land Use Map designates the rezoning area as Mixed Use. The proposed Planned Development fits with the character of the area but not the FLUM. Staff recommends that the parts assembly use be allowed to continue as it fits with the character and fabric of the neighborhood, but to not be open to other more intense industrial uses. The Development Review Committee recommends approval of the requested Zoning Change for a planned development under the following condition: Outside storage of parts and materials is restricted, and that the use of parts manufacturing and assembly will be void if discontinued more than 6 months. An amendment to the PD is required to establish any future industrial uses or other non-commercial or retail use.

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

Raul Rendon, 2834 Alcott Lane, Grand Prairie, TX was present representing the case and to answer questions from the commission.

Commissioner Moser stated Mr. Emmons used to own the property when did he purchased the property. Mr. Rendon stated he purchased the property through a realtor in February of this year. Mr. Moser asked where they park and where is the customer parking. Mr. Rendon stated they park inside the building the customers park on the NW Dallas side.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**