



**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.

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CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3, P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6, P191003 - Final Plat - Creekside at Grand Prairie Addition, and P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 5, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.

Item #4-P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road.

Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.

Item #5-SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road.

Item #6-SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit -516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc.

Item #7-Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P191001, P191002, P191003, and P191004, approve the minutes of August 5, 2019, and approve public hearing consent agenda items P190701, P190901, SU180702A/S180702A, SU890902A, and Z190901.

Motion: Connor

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**