



**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 #13- SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha.

Mr. Helm stated this Specific Use Permit is being requested in order to bring the site and its various suites under compliance as well as establish a site plan. As per Exhibit D of the Operational Plan, the site is to be paved in phases. During the second year of operation, 33% of the crushed concrete is to be paved. An additional 33% of the crushed concrete is to be paved the third year. During the fourth year of operation, the rest of the crushed concrete will be paved to completion. Additionally, two suites are being added to the site plan outside of Rocha Trucking's existing operation. They are RC Auto, Suite B, and Pancho Automotive, Suite C as listed on Exhibit B and D of the Operational and Site Plans. Staff inspected the property and operations on August 20th and was accompanied by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are several violations that will need to be addressed before a CO is issued. Inspections noted the following violations:

- Work not being done under the canopy.

- Fire lane was not clear.
- Parts stored in the back of vehicles.
- Ledger of all the existing vehicles was unavailable.
- Vehicles double stacked and parked too close.
- Vehicles stored on crushed concrete did not have spill mats under them.

Mr. Helm stated the DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- No paint and body work on-site.
- No salvaging of vehicles on-site.
- No repair work will be permitted outside of the canopied footprint.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- That the gas storage tank on the site be designated as empty.
- That the crushed concrete is maintained until paved according to Exhibit D of the Operational Plan.
- Any non-permitted uses must cease before a CO is issued.
- That a courtesy inspection be performed after 6 months to verify compliance.

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

Tony Shotwell, 309 NE 31st Street, Grand Prairie, TX was present representing Mr. Rocha and to answer questions from the commission. Mr. Shotwell said Mr. Rocha was not aware that he had to keep a vehicle ledger, but would begin right of way he has been working on taking care of the violations.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190902 per staff's conditions. The action and vote being recorded as follows:

Motion: Coleman

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**