



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 3, 2016**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Kurt Johnson, Charlie Womack, Joshua Spare, Cheryl Smith, John Lopez.

COMMISSIONERS ABSENT: Shawn Connor and Dr. Juan Perez

CITY STAFF PRESENT: Bill Crolley, Executive Director, Jim Hinderaker, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Chairperson Motley gave the invocation, Commissioner Womack led the pledge of allegiance to the US Flag, and Commissioner Spare led the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Item #1 – P161101 – Final Plat – Jessie M. Addition, Lot 1, Block 1, P161102 – Preliminary Plat – Cruz Circle Addition , RP161101 – Replat – M-Electric Addition, Lots 1&2, Block 1, RP161102 – Replat – Wildlife Commerce Park Addition, Lot 1R1 & 1R2, Block 2, RP161103 – Replat – International Hydraulics Addition, Lots 1A and 2A, Block 1, RP161104 – Replat- Dalworth Hills Addition Revised, Lot 10-R, Block 6, RP161105 – Replat – Sharpston Heights Addition No. 1, Lots 6R-A1 & 6R-B1, Block 1

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 29, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P161001 - Final Plat - Winding Creek Addition, Lot 1, Block A (City Council District 2). Consider a request to approve a final plat to create a one (1) lot multi-family residential subdivision. The 22.98-acre property located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development 353 (PD-353) District and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The applicant is Jeff Crannell, CCM Engineering and the owner is Luciano Bettin, GT Winding Creek LP.

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Item #4-P161002 - Preliminary Plat - Victory At Lakeridge, Lots 1, 4-7, Block 1 (City Council District 6). Consider a request to approve a preliminary plat to establish a five (5) lot non-residential subdivision. The 11.30-acre property, zoned Planned Development 283 (PD-283) District, is generally located at the northeast corner of Lake Ridge Parkway and Camp Wisdom Road. The property is also located within the Lake Ridge Corridor Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Item #5-P161003 - Final Plat - Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B (City Council District 4). Consider a request to approve a final plat to create a two (2) lot non-residential subdivision. The 37.37-acre property generally located south of Ragland Road between State Highway-360 (SH-360) and Day Miar Road, is zone Planned Development-352 (PD-352) District for mixed use development and is within the SH-360 Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund I. LP.

Item #6-P161004 - Preliminary Plat - Royal Residence Estates (City Council District 6). Consider a request to approve a preliminary plat to establish a twenty-eight (28) lot residential subdivision. The 7.591-acre property, zoned Planned Development 81 (PD-81) District, is located at the northwest corner of Matthew Road and Camp Wisdom Road. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc., the applicant is Khuzema Mukhi, Burhani Investments LLC, and the owner is Brian Swiggart, TCAL Church dba The Community at Lake Ridge.

Item #7-P161005 - Preliminary Plat - Lake Forest Addition (City Council District 4). Consider a request to approve a preliminary plat to create 33-lot residential subdivision and one open space lot. The 7.10-acre property located at 2901 Doryn Drive, is zoned Planned Development-355 (PD-355) District for single family residential use. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the owner is Mike Nawar.

Item #8-S161001 - Site Plan - Retail at 2210 W Main Street (City Council District 1). Consider a request to approve a Site Plan authorizing the development of a 6,750 sq. ft. retail strip center on 0.635 acres. The subject property, generally located at the northeast corner of NW 23rd Street and W Main Street, is zoned Commercial (C) District and within Central Business District No. (CBD 1). The agent is Julio Santiago and the owner is Arturo Torres.

Item #9-S161003 - Site Plan - Penny Paws Animal Clinic (City Council District 4). Consider a request to approve a site plan for a veterinary clinic use on one lot on 1.174 acres. The 1.174 acre property, is currently zoned Planned Development 250 (PD-250) District for general retail uses. The property lies within the I-20 Corridor Overlay District. The site is generally located north of Bardin Road and approximately 695 feet east of S. Great Southwest Parkway. More specifically the property is located at 2510 Bardin Road. The agent is Greg Frnka, GPF Architects and the owner is Rob Franklin, Los Cazadores Holdings LLC.

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AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil and Item #11- S160904 - Site Plan - New Harmony Elementary School.

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 P161101, P161102, RP161101, RP161102, RP161103, RP161104 and RP161105, and approve the minutes of August 29, 2016, approve public hearing consent agenda items, P161001, P161002, P161003, P161004, P161005, S161001 and S161003, and table cases SU161002/S161002 and S160904. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Johnson, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12 – SU161001 - Specific Use Permit - Ron Wright and Associates (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval for a Specific Use Permit to operate a Bail Bond use in a existing office lease space located at 2502 E. Main Street. The property is within a 6,480 square foot office building on one lot generally located at the northeast corner of E. Main Street and N.E. 25th Street, more specifically 2502 E. Main Street. The property is currently zoned Planned Development (PD-237) District, generally allows for Heavy & Light Industrial uses. The property is within the Central Business District Corridor (CBD), Section No. 4. The applicant is Ronald Wright and the owner is Howard Perry, Perry & Associates Inc.

Mr. Lee stated according to Ron Wright, the applicant, he has been doing business at various locations since 1972 under the business name Ron Wright and Associates and Ron Wright Bail Bonds. Mr. Wright is now seeking to set up a new office here in Grand Prairie. The applicant intends to conduct various professional legal-related services from the new office. According to the applicant's Operational Plan, the 372-sq. ft. office space will be used for court reporting, process service, private investigations, claims adjusting and bail bonds. Our society's criminal justice system provides for those accused of crime and arrested the opportunity to post a surety bond, subject to a judge setting said surety, and allowing for release of the accused from the custody of a jurisdiction. The bond is intended to assure the accused returns to said court on date set by the court or forfeiture of that bond shall occur if the accused fails to appear. Bail Bonding companies provides that surety & risk to those accused who are unable to raise bond set by the judge in providing a bail for accused release for a fee. Current processes and procedures allow for many elements of the bail bonding business be done electronically, often utilizing credit cards and other forms of digital currency. In Texas, and more specifically Dallas County, to operate a bail bonding business you must be licensed by the State and must further comply with

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the minimum eligibility criteria: including experience, financial requirements and other minimum standards adopted by the local county's board (Dallas County Bail Bond Board) and sheriff departments.

Mr. Lee stated the property may be accessed via two driveways located on E. Jefferson. The parking lot is paved and striped for passenger vehicle parking. The property has adequate parking to accommodate the proposed use. As this is an existing building and developed property, no building or site changes are proposed. According to the applicant the business currently has five employees, but he is hopeful that the number of employees will grow. Hours of operation are from 8:30 AM to 5:30 PM Monday through Friday. While the business continues to operate after hours and on weekends most of the work is done off site.

Mr. Lee stated the Central Business District No. 4 is intended to accommodate many of the city's industrial automotive uses. It is also the southwest regional center for auto salvage activities of major insurance companies. While this area permits a number of industrial related uses within its boundaries, CBD 4 also prohibits a range of land uses; including among other uses: drug/alcoholic rehabilitation centers and pawn shops. These uses have been deemed inappropriate and incompatible with the goals of the Central Business District, especially along our major corridors, which have been established to enhance and facilitate improvements and redevelopment of Main Street and Jefferson Street. Staff suggests that the proposed Bail Bond business falls into this same category. According to the Grand Prairie Police Department, the proposed bail bond facility, which will service greater Dallas County, will inevitably bring people accused of crimes into our community that may not have otherwise come to Grand Prairie. Currently, there is an existing bail bonds business located at 1601 W. Jefferson Street (Metroplex Bail Bonds) that has been serving the area since the Mid-1980s. Allowing for an additional bail bonds business in the Central Business District is inconsistent with attracting the anticipated land uses for the entire Central Business District corridor. Furthermore, 2505 E. Main, the prospective site serves as a key entry-point into the city from the east and therefore could pose adverse perception of Grand Prairie's desired goals.

Mr. Lee noted while staff finds many of the elements of the existing site as appropriate for the proposed use, such as: 1) being located in an industrial zoning district; 2) being surrounding by land zoned for Light Industrial (LI) District uses; 3) being surrounded by existing land uses that are primarily Auto Related Businesses, trucking businesses, and other industrial related uses; and 4) that fact that there are no residential zoning or residential uses in close proximity to this property, staff suggests that this use should not be located along either of the Central Business District's two major corridors as the use is likely to pose an adverse effect to the desired goals of the City. It may also limit the interest of property owners that would like to invest and/or redevelop their property in the Central Business District due to the negative perception that these types of business often generate. Staff is therefore not supportive of this request based on inconsistency with the City's adopted plans. The Development Review Committee recommends denial of this request.

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Commissioner Spare stated the applicant would only be leasing a portion of the building as office space, but the use requires a Specific Use Permit, does the building current have a sign on the building and would they be allowed to advertise as a bails bonds use. Mr. Spare asked staff to address the law enforcements comments.

Mr. Lee replied the applicant would only be leasing an office space within the building, he intends to conduct various professional legal-related services from the new office. There is currently a sign on the building, but the applicant would not be advertising as a bail bonds office. Mr. Lee stated there is currently an existing bail bonds business located at 1601 W. Jefferson Street, and an additional bail bonds business in the Central Business District is inconsistent with attracting the anticipated land uses for the entire Central Business District corridor.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Shannon McGauley was present in support of this request.

Ron Wright with Ron Wright and Associates, 1047 Peregrine Place, Kennedale, TX was present representing the case and to respond to questions from the Commission. Mr. Wright stated he intends to conduct various professional legal-related services from the new office, he conducts court reporting, process service, private investigations, claims adjusting and bail bonds.

Attorney Steve Bell, 9400 N. Central Expressway, Dallas, TX representing Mr. Wright said they understands the Police Departments concerns, but they do have a clear understanding as to why they are opposed to this use. Mr. Wright's office would not be a place people would come to hang around, and the sign would not be advertising Bails Bonds. Mr. Wright runs a good solid clean business.

Commissioner Lopez asked on average how many bail bond cases doe they see, and would they be adding any window or yard signs on the premises.

Mr. Wright stated they would probably start off with one to two cases in several months, and no they would not have any additional signs on site.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU161001 as requested by the applicant, and that no sign advertisement of a bail bonds office be permitted on site. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Johnson, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

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Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13 – SU161003 - Specific Use Permit - Universal Service (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit to operate an Auto Wrecker Service/Service Station on one lot on 0.35 acre. The existing former service station is zoned General Retail (GR) District. The 0.35 acre lot and is generally located at the southeast corner of E. Jefferson Street and S. 12th Street. More specifically 1205 E. Jefferson Street and lies within the Central Business District Corridor (CBD), Section No. 3. The agent is Michael Stanley, EmJay Consult Group and the applicant is Jose Zamarippa.

Mr. Lee stated back to the mid-1950s, the existing service station has been used for automobile repair uses. The building has remained vacant for approximately four years and the applicant is seeking to re-purpose the facility for similar auto-related uses. Wrecker Service uses require SUP review in GR zoned districts assuring certain safeguards be placed due to the potential spillover impacts associated with such uses. The former service station is located on the southeast corner of a major arterial roadway (E. Jefferson Street) and a collector street (S.E. 12<sup>th</sup> Street). Properties along E. Jefferson have since remained commercial, retail and service uses. Dave's Towing & Wrecker Service provides towing, transport, and vehicular relocation services within the City of Grand Prairie. However the applicant seeks to either contract with Dave's Towing and/or provide local towing services and general automobile repair to the local community. No vehicle storage, Auto Holding nor Auto Salvage, shall be allowed on the property.

Mr. Lee stated as stated previously this proposal is to repurpose the 0.353 acre property, utilizing the 1,200 square foot single story auto shop. No significant changes are proposed to the exterior of the building. The building has two existing service bays that will be used to perform general auto repair. The front canopy area will be used for customer parking with additional employee & customer parking at the rear of property, which will be paved with concrete in conformance with City standards. The fence and large rear yard, where business activities are limited to parking, provides a buffer area from the existing single family residential uses to the south of the alley. In addition, mature 10' vegetation, Red tip Photinias, provide for a living screen that are located along the southern property boundary. A six-foot wooden fence is proposed to be constructed along the southern boundary as well.

Mr. Lee stated the request is for local auto transport and general auto repair. The request is for a single tenant user. The applicant intends to utilize his auto mechanical trade skills to offer tow and repair services to the general public. It is anticipated the applicant will pursue contract towing opportunities with the existing local towing service. General auto repair service will include those services associated with replacing minor components that may cause a vehicle to be inoperable such as battery, starter, alternator, flat tires, etc. General Auto Repair does not

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permit any major repair be done at this facility. The facility is being setup to accommodate for the use and parking of up to two small style wreckers. In addition, twelve 9-ft. X 18-ft. customer parking spaces and one accessible space are being provided, as well as a 12-ft. X 12-ft. masonry dumpster enclosure and six-foot fence/gate to secure the 4,500 sq. ft. rear area on the lot. The facility will employ the owner/operator and will include 2 employees. The expected hours of operation will be Monday through Saturday between 9:00 AM and 7:00 PM.

Mr. Lee stated the applicant is requesting a Type 3 wooden six-foot fence be constructed along the rear of the property in lieu of required Type 1 masonry fence when commercial properties abut residential zoning districts. A living screen approximately 10' tall shrubbery and an existing alley separate the properties from the existing single family residential uses to the south. The applicant is also requesting that the requirement for a Noise Study by the Environmental Services Department be waived until such time there is a complaint or other noise related issue arises. The Development Review Committee recommends approval of the request, but is not supportive of the requested appeals.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Michel Stanley with EmJay Consultants Group, 2669 Claremont Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Stanley stated Mr. Zamarippa's business would improve the Jefferson Street corridor and would repurpose a building that has been vacant for a number of years. Mr. Stanley stated they are requesting to put in a wooden six-foot fence along the rear of the property in lieu of required masonry fence and that a Noise Study be waived until such time there is a complaint or other noise related issue arises.

Jose Zamarippa, 1654 Carter Street, Arlington, TX stepped forward in support of this request.

Chairperson Motley asked if Mr. Zamarippa has experience with this type of business. He would like to make sure the applicant understands all of the conditions and requirements of this SUP, if not the SUP could be revoked. The City has rules and regulations the need to be met, but this location has been vacant for many years and he would be comfortable allowing a wooden fence with concrete poles, made out of cedar and be replaced every six years. Mr. Motley would also ask that the applicant understand that a noise study would need to be conducted if the City receive complaints about noise or the SUP could be revoked.

Commissioner Lopez translated Mr. Motley's concerns to make sure the applicant understood all of the rules and requirements.

Mr. Zamarippa replied yes he understand the SUP requirements. He stated he would start off with only one truck, but would not have more than two trucks in the future he does plan on being at this location for a long time.

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Mr. Stanley said the applicant would be at this location, and has a lease with the owner, for a long time therefore the applicant has agreed to conduct all the improvements on the property, but asked the six year replacement on the wooden fence not be limited to a certain time, since this is something that is enforced by the City's Code Enforcement Division.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU161003 as presented and recommended by staff with a six months review of the property, and allowing a 6 ft. wooden fence made out of Cedar with concrete and steel poles. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Johnson, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of October 3, 2016. The meeting adjourned at 7:25 p.m.

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Lynn Motley, Chairperson

ATTEST:

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Joshua Spare, Secretary

An audio recording of this meeting is available on request at 972-237-8255.