



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Mr. Lee noted cases CPA180503 and Z180503 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #27– CPA180503 – Comprehensive Plan Amendment - 515 E. Rock Island Road (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Heavy Industrial. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road.

Item #28-Z180503 - Zoning Change - 515 E. Rock Island Rd (City Council District 1). A request to rezoned 0.9 acre tract from Commercial (C ), District to a Light Industrial Planned Development (LI-PD) District for consideration of a Truck Storage Facility. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road. The owner is Juan Olmedo.

Mr. Lee stated this case was prompted by the applicant's use of the property without an official Certificate of Occupancy permit. Dallas County records indicate the Commercial zoned, one acre property was purchased in July 2015. 2005 Records indicate permits were applied for fence, electrical and retaining wall; however no Certificate of Occupancy is on record. There are tell-tale signs of vehicular storage occurring on the site. As indicated the one acre property is 100' width and approximately 400' depth and is generally flat. The surface is approximately 80% crushed gravel and approximately 20% concrete paving located towards the rear of the property. An existing 8'

wooden fence surrounds the property and is supported by a concrete retaining wall on the east property boundary. Direct access is from a commercial driveway at Rock Island Road and secured by a 29' sliding gate. Improvements were made off-site along the southern portion of City-owned property and the owner has been made aware of the requirement to remove/relocate any and all parking, storage and improvements, including relocating the existing fence that extends beyond the property's boundary. There are no structures on the property and none are proposed. In accordance to the applicant's Operational Plan, the company, Transport Solutions, intends to store up to 10 tractor-trailer rigs, operating from 8:00 AM to 6:00 PM Monday thru Saturday, with two employees. The 2010 Comprehensive Plan's Future Land Use Map designates the rezoning area as Mixed Use. While the proposal is not compatible with the existing FLUM designation, staff has evaluated the current designation recommending consideration be made to amend it from Mixed Use to a more conducive category consistent with the area.

Mr. Lee stated because the proposed zoning does not conform to the Comprehensive Plan, staff cannot fully support the request. In addition, staff has concerns regarding the proximity of this request to the single family residential neighborhood to the south and a Truck Storage operation's potential spillover impact, noise, smoke, and lighting to the single family neighborhood. Staff recommends the applicant remove all parking of vehicles, trailers and storage from City-owned property and relocate the existing fence to the applicant's property boundary.

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

Michael Stanley with Emjay Consultants, 2669 Claremont, Grand Prairie, TX stepped forward representing the case and the owner Juan Olmedo. Mr. Olmedo is a truck broker therefore he would not have any traffic coming and going nor would he have any outside storage on site. They are relocating the fence at the rear of the property to keep vehicles off city property.

Chairperson Motley asked how long he has owned the property. Mr. Stanley replied for 3 years.

Kent Johnson, 301 Oakview Drive, Grand Prairie, TX stepped forward in opposition, he said he lives across the street and they already have a lot of trucks in the area.

Chairperson Motley noted several speaker cards submitted in opposition.

Annette Phariss, 305 Manana Court, Grand Prairie, TX  
Lori Pogue, 114 Manana Court, Grand Prairie, TX  
Jude Austin, 3514 Post Oak, Grand Prairie, TX  
Eva Day, 402 Manana Court, Grand Prairie, TX

Juan Olmedo, 515 E. Rock Island, Grand Prairie, TX stated his company does not have tucks coming and going, they park their vehicles in the morning, pick up a truck and drive to Houston to drop off a load and come back to drop off the truck and pick up their vehicle to go home. He said he would keep property clean they are a very quiet operation.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and deny case CPA180503 and Z180503. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Lopez, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried**