



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

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, Raul Orozco, Planning Intern, 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 6:35 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 #18- SU980303A - Specific Use Permit Renewal or Revocation - 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.

- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Mr. Lee stated the applicant met with staff on July 11th and discussed methods to limit the length of time vehicles were stored on the property and addressed maintenance items. The applicant has since submitted permit via Building Department for on-site pavement repair, however sign repair and update remain pending. DRC recommends the Planning & Zoning Commission approve the renewal of SUP-674 subject to three month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period. During the review period, staff recommends the applicant take the following actions:

- Repair parking lot and signage along S Carrier Pkwy.
- Limit the time to store vehicles awaiting repair to 15 days.
- All vehicles must be parked in marked spaces if not within service bays.

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

Attorney Mike Skinner, 123 W. Main Street, Ste 300, Grand Prairie, TX stepped forward representing Mr. Urbina and to answer questions from the commission. He stated Mr. Urbina has been at this location for twenty years, he has applied for a sign permit and concrete permit to do repairs to his property they have already replaced one side of the sign and striped the parking lot. Mr. Skinner asked that the permit be renewed for one year.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU980303A as presented and recommended by staff with a three month renewal. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**