



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

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, Planner, Mark Dempsey, Deputy City Attorney, 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 Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #13- S190205 – Site Plan – Echo Park Canopies – (City Council District 4). Planner Ted Helm presented the case report and gave a Power Point presentation for a Site Plan for Echo Park Solar Canopies, a solar canopy addition on 20.17 acres. Lot 1R, Block 1, Autonation Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-46, within the I-20 Overlay District, and located at the address 2615 W. Interstate Highway 20. The applicant is David Lindsay, Tri-Tex and the owner is Anthony Mucerino, Sonic Development LLC.

Mr. Helm stated the owner intends to construct solar canopies over most of its parking lot along the north side of the site. The solar canopies will serve the dual function of protecting the vehicles parked under them and producing over 1000 kW of usable power for the site. Any development within a planned development district or overlay district requires City Council approval of a Site Plan. The 20.1 acre dealership will be building solar canopies along much of its northern parking lot. The canopies will be made primarily of steel and other modern materials. The site is completely developed, so this is an addition to the existing parking lot. The Development Review Committee recommends approval of this request with the condition that the inverter boxes are screened and that there is FAA approval for the development.

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

Anthony Mucerino with Sonic Development LLC, 4401 Colwick Road, Charlotte, NC stepped forward in support of the request. He stated they would like to be able to protect their vehicles from future hail storms.

Davis Lindsey with Tri-Tex, 931 Levingston Drive, Rockwall, TX stated the inverter boxes would be raised as high as they can and painted the same color as the canopies in order for them not to be visible they cannot cover them up, because of the heat they produce, but they can add a screen on the ones facing onto Interstate 20. They are in the process of working with the FAA for approval.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190205 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**