

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016**

PUBLIC HEARING AGENDA Item #19- SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation to the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed.

Mr. Hinderaker stated the applicant is proposing to expand non-conforming use of Auto Tire Sales and Installation. By receiving a Specific Use Permit, the property will be in a legal conforming status. The applicant is also proposing, as part of the expansion, to add Quick Lube and Tune Services, comprising of oil changes with minor auto repair. The current 2185sqft building has 3 vehicle bays. The proposed new building will add 2400sqft and with another 3 vehicle bays. The applicant will be adding new concrete and expanding the parking areas and adding landscaping to comply with current zoning regulations. Car Zone is open Monday through Saturday from 8AM to 6PM and employee at least 3 full time employees. The business will provide several automotive services; oil changes, auto tire sales and installation, and minor auto repair. The site will have 6 vehicle bays; 2 bays for oil changes, 2 bays for tire installation, and 2 bays for minor auto repair. A detailed operational plan is attached to this report. The operational plan mentions old tires being stored on a trailer and routinely transported to a tire disposal site once a week; however, accessory outside storage is prohibited within a General Retail District and would not be permitted. The property fronts on both N. Belt Line Rd. and Small Hill St. Currently, the site has 3 access points along Small Hill St and 2 access points along Belt Line Rd. The applicant will be required to close the access point closest to the Belt Line Rd/Small St intersection. The applicant has also proposed to close the existing access point closest to the west property line along Small Hill St. The proposed development will meet the parking requirements in the UDC. The proposed site plan meets all the minimum density and development standards of the UDC, except for one item; the required front setback along Belt Line Rd. The site has an existing canopy that extends further than is allowed by today's standards. The posts of the canopy meet the required set. The table below provides an analysis of the minimum development standards for a General Retail District. The applicant is proposing a dumpster enclosure, consistent with the design requirements of the Unified Development Code; a 12ftx12ft pad site with masonry walls at least 6ft in height, and a screening gate.

Mr. Hinderaker stated staff recommends approval of the renewal of the SUP.

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

Aladdin Hamed, 301 N. Belt Line Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Motley stated this is not the cleanest operation he would like for the applicant to maintain his property especially being so visible along Belt Line Road and I-30. Mr. Motley asked how long before the addition to the building is completed.

Mr. Hamed replied they are very close to completion, they are just waiting for a few inspections to be conducted other than that they are ready.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU141103B as presented and recommended by staff, with a six month review to make sure the addition being constructed has been completed. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**