

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012**

### **AGENDA PUBLIC HEARING ITEM: #11-SU120804, Specific Use Permit, 1702 W. Main Street (City Council District 5).**

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N. W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District. The owner is Al-Aboody Abrahim, the applicant is M.S. Keeton, and the agent is Joe Diaz.

Mr. Barkman stated this site is 16,789 square feet or 0.385 acres, and is currently developed with an existing 4,336 square foot brick masonry building. The site was previously developed and used for a Texaco service station. When the service station was sold the lease space was demised into a retail store and auto service bays. The western 1,705 square foot building is currently used for a convenience store. The eastern half is currently being used by the applicant who is doing limited auto repair, and inspections. The site is paved with concrete that is in good condition. The applicant is proposing to add tire sales and installation to his existing business.

Mr. Barkman noted since the building is not sprinklered Fire Administration has limited the total area where both new and used tires may be stored. The total storage of new and used tires will be limited to 400 square feet with a maximum height limit of 5 feet. The outside areas at the rear of the building do not meet the minimum separation requirements for storage of tires so tire sales have been restricted in that area as well.

Mr. Barkman said the existing dumpster, is shared with the convenience store and is currently located in the front building setback. It will be relocated inside an existing metal fence at the rear of the property. Parking and landscaping on the site area is limited, nine total spaces are shown for both uses. Based on continuous usage, the site is vested to the standards in place at the time the property was developed.

Mr. Barkman stated the applicant has indicated that there will be three employees on site and their hours of operation will be from 8:00 a.m. to 8:00 p.m. Monday through Saturday.

Mr. Barkman stated since the applicant is not requesting any appeals of the Unified Development Code, the Development Review Committee recommends support of the request for a Specific Use Permit for tire sales with indoor installation in a Commercial District.

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

Joe Diaz, 700 Secretary Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU120804 for a SUP for tire sales with indoor installation in a Commercial District as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**