



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 10, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Kurt Johnson, and Janie Adhikari.

COMMISSIONERS ABSENT: Bill Moser

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

PUBLIC HEARING AGENDA Item #6– SU170701 - Specific Use Permit - 301 Bill Irwin St (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan to allow for a Major Auto Repair Facility. The 0.21 acre property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business (CBD) Corridor Overlay District, Section 3. The property is generally located at the southeast corner of Bill Irwin Street and Airport Street. The agent is Ricardo Gaytan, the applicant is Isreal Larraga, and the owner is David Langston.

Mr. Lee stated the applicant proposes to use an existing Industrial-zoned property consisting of one lot totaling 12,000 square feet. The property has an existing single-story 1,800 square foot concrete block building and is currently being used for miscellaneous industrial-related uses. Currently the site has partially concrete paved surfaces. The applicant proposes to utilize the existing site for major auto repair facility. The single story building is orientated towards the northern portion of the property, with three overhead doors oriented south and served by 60' concrete drive via Bill Irwin Street. The site will provide seven concrete paved customer and employee parking spaces. According to the Operational Plan and discussion with the applicant, the single tenant auto repair facility will be open Monday through Saturday from 9:00 AM to 5:00 PM. The businesses will have between 2 - 4 employees. The applicant will be utilizing the existing 1,800 sq. ft. concrete block building. The building includes two 10-ft x 10-ft, and one 12' X 10' garage access doors within the building facing southern interior parking. The drive aisle is currently gravel, which is not in conformance with the UDC requirement for a concrete approach. The parking lot paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 7 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard.

Mr. Lee stated the applicant proposes a roll-out dumpster to serve the site similar to neighboring uses in the area and Environmental Health Department has concurred with the applicant's request to use this type of refuse service subject to storing the roll-out inside when the business is closed. The property provides 6,375 sq. ft. of landscaping LI zoning requires minimum 4% on-site landscaping.

Mr. Lee stated future development of the subject property shall be subject to all development standards of the Unified Development Code, Central Business District No. 3, the Corridor Overlay Standards and other adopted regulations and policies. This site shall conform to the Auto-Related Business Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated paved surface and outside of the 20' drainage easement. Staff recommends approval of this request.

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

Marco Larraga, 2709 Cactus, Irving, TX stepped forward representing case.

Commissioner Lopez asked how long has he been in this type of business and wants to make sure Mr. Larraga understands the ARB requirements. Mr. Lopez asked where the vehicles would be stored overnight.

Mr. Larraga said he has been in this type of business for the past four years, but has been around this type of business at a very young age. He understands all of the city's requirements the business would be run by him and his brother, all of the vehicles being worked on would remain inside the building.

Chairperson Motley stated in Grand Prairie it is important that we take sites that have seen better days and improve them by upgrading and bring them back to code, this is the type of development he likes to see happen to our city, as long as you follow the rules there would be no problems, he would like to wish them the best in starting their new business.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170701 as presented staff. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

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

Nays: None

Approved: 8-0

Motion: **carried.**