

## **PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014**

PUBLIC HEARING AGENDA Item #8-SU120402B - Specific Use Permit Renewal - 3018 E. Main Street (City Council District 5). Consider a request for approval of a Specific Use Permit Renewal for a used car sales dealer with general automotive repair, auto body shop and paint booth, and major component replacement with outside storage on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner/applicant is Shahrukh and Shahzeb Inc.

Mr. Hinderaker stated as required by Ordinance 9574-2013 for Specific Use Permit 881A, the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm 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.

Mr. Hinderaker stated as required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections revealed that the applicant has yet to begin operations based on the original SUP approval.

Mr. Hinderaker stated staff is recommending one year renewal of the Specific Use Permit.

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

Diamond Virami with Shahrukh and Shahzeb, Inc., 3002 E. Main Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Chairman Garrett stated according to the SUP ordinance the applicant only has six months to sell vehicles. He noted the applicant is currently storing vehicles inside the building.

Mr. Virami noted all of the electrical wiring was stolen from inside the building therefore he has been working on getting the building back to code and has applied for an electrical permit, but needs more time to complete the work.

Commissioner Moser asked if they are currently doing any repair work on vehicles on this site.

Mr. Virami replied no, they have a car lot down the street, but did move several vehicles inside this building temporarily they would need an additional three to four months to complete the electrical repairs to the building before the building is ready to be used.

Chairman Garrett noted the building is currently being used for storage.

Mr. Virami replied yes.

Mr. Crolley stated Mr. Virami would need to come to the City to apply for a Certificate of Occupancy.

Commissioner Gray replied Mr. Virami cannot sell vehicles on this site for another five months or until June therefore the SUP would need to be extended.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S141201 per staff's recommendations with an additional six months extension on the Specific Use Permit. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Gray, Johnson, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**