

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 4, 2015

PUBLIC HEARING AGENDA Item #10- SU150503/S150505 - Specific Use Permit/Site Plan - 2441 Houston Street (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for a specific use permit for truck repair within an overlay district. The subject site is located at 2441 Houston St and is within the Central Business District 1 (CBD 1) overlay. The property is zoned Light Industrial (LI) District. The owner/applicant is Richard Messina, RNL Commercial Prop LLC.

Mr. Howard stated 2441 Houston St. contains 7200sqft of a 17,000 industrial building. The applicant is requesting to use this space to operate a Truck Repair facility. The facility will be performing major and minor repairs to any truck tractor, box truck, or other large trucks designed for hauling and transporting goods. The proposed business will not perform any auto paint and body work and will not repair, park, or store trailers or semitrailers. The applicant has stated that the business operator can have up to 12 trucks inside the 7200sqft building. With 8 truck parking spaces, the property will potentially have up to 20 trucks onsite. This facility will not be repairing passenger vehicles. The facility will employ about 6 persons and will operate Monday thru Sunday from 8am to 9pm. There is an access from 2 drives on Houston St. The western drive access is directly accessible to 2441 Houston St and the eastern access is accessible by an access easement on the neighboring property, also owned by the applicant.

Mr. Howard stated the applicant is able to supply 12 parking spaces; 1 handicapped space, 3 standard parking spaces, and 8 truck parking spaces. Of those 8 truck spaces, 4 spaces will be located adjacent to Houston St and 4 spaces will be located along the eastern side of the building. Prior to this applications, Building Inspections received a CO application for Truck Repair, normally allowed by right in a Light Industrial (LI) District; however, during the CO review process it was determined that the property was located within an Overlay District and would be required to obtain an SUP. The business operator has occupied this space and is currently operating without a Certificate of Occupancy.

Mr. Howard noted staff met with the owner of the property and, rather than require the business operator to move the entire operation out of the building, staff agreed not to pursue the CO violation while the SUP application approval process is occurring, with the conditions that the site remain free of violations and remain in compliance with all other city ordinances. Staff also required an SUP application submittal for truck repair. Code Enforcement has documented several violations types; including outside storage of parts, excessive inoperable vehicles, outside repair, inoperable vehicles in the ROW, and salvaging. A citation was issued for outside repairs and storing trailers in the roadway. The owner of the property has been very responsive and cooperative with staff. The owner has discussed the issues with the business operator and has promised the property will be in compliance with city ordinances. Due to the nature and history

of automotive related businesses within the City of Grand Prairie, staff recognizes the severity of potential violation to the City's ordinances, regarding ARBs. To assist both the business owners and the Code Enforcement Officer keep Grand Prairie beautiful and to keep properties in compliance with all city ordinances, staff has recommended several conditions and has listed them under the "Recommendation" heading of this report.

Mr. Howard noted the applicant is requesting an appeal to the on-site parking requirements, due to the larger parking spaces required by trucks. The applicant's site plan shows 12 parking spaces; 1 handicapped, 3 standard, and 8 truck parking spaces. The requirement is 18 total spaces, which includes 1 handicapped space. As long as the property and rights-of-way remain uncongested and parking is kept from the fire lanes, staff would not oppose a reduction to the parking standards. If an appeal is granted, staff will rely on future ARB reports by Code Enforcement to determine if parking has been an issue and will discuss this item during the SUP renewal hearing, in one year. Typically vehicles requiring repair have been required to be screened from public view. The amount of space required for parking and the setback requirements for screening fences make this difficult to take in and store the amount of trucks desired by the business. This would be a truck repair facility and by nature, trucks will be parked on-site. Staff has not required screening because wrecked vehicles are prohibited from being stored in public view by the ARB ordinance and any truck on-site will appear to be in an operable condition.

Mr. Howard stated staff can recommend approval of this request with the following conditions:

1. Parking shall conform to the approved site plan, listed as Exhibit B;
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150503/S150505, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
 - A. This facility shall be for the repair of trucks. Passenger vehicles shall not be repaired at this facility;
 - B. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for parking of vehicles or business activities, including trailers or semitrailers belonging to customers;
 - C. There shall be no parking in any designated fire lane, as recognized and approved by the Fire Marshall;
 - D. All fire lanes shall be clearly marked, as required by the Fire Marshall;

Commissioner Philipp asked if the site has been improved since code last visited the site.

Mr. Howard said he visited the site and it has improved, and hope the applicant continues to improve the site.

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

Richard Messina, 2508 Croft Creek Circle, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Messina stated the tenant would be keeping a log of their vehicles on site as recommended by Mr. Howard.

The following names were in support of this request:

Louis Islas, 10019 Everton Place, Dallas, TX

Tony Arredondo, 13921 Charcoal Lane, Farmers Branch, TX

Max Coleman, 9 Heritage Court, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150503/S150505 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Dr. Perez

Ayes: Garrett, Gray, Johnson, Dr. Perez, Philipp, Moser, Motley, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**