

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016

PUBLIC HEARING AGENDA Item #10 – SU160504 - Specific Use Permit - 2248 Poulin Ave. (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

Mr. Lee stated the applicant proposes to redevelop an Industrial zoned property consisting of one lot. Poulin Addition, Block 3, Lot 10R totaling 19,900 square feet. The property has an existing single-story concrete block building and is currently being used for automotive repair related business. Currently the site has minimum paved surfaces. The applicant proposes to construct 2,400 sq. ft. building and concrete parking lot for a major auto repair services including paint shop and auto body work. In addition to the building, the applicant proposes concrete paving connecting to the public street, paved parking areas for additional business and provides mental fence and a standard dumpster pad and enclosure. According to the Operational Plan and discussion with the applicant, the auto repair facilities will be open Monday through Saturday from 7:30 AM to 6:30 PM. The businesses will have between 6 - 8 employees. The applicant is proposing to construct a 2,400 sq. ft. building constructed with pre-finished metal wall panels. The structure will be 40ft. long x 60ft. wide and 18 feet in height from grade to top plate. The building's roof is metal-seam with a pitch of 2:12. The building includes two 12-ft x 12-ft garage access doors within the building facing western interior parking.

Mr. Lee stated the proposed parking lot and drive aisles will be 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 18 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site. The property provides 1360 sq. ft. of landscaping the LI zoning requires minimum 4% on-site landscaping.

Mr. Lee stated no appeals and/or exceptions are being requested. This case is therefore recommended for approval.

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

E. D. Hill, 209 Skye, Midlothian, TX was present representing the case and to respond to questions from the Commission. Max Coleman, 9 Heritage Court, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160504 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**