

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #11 – SU150502/S150504 - Specific Use Permit/Site Plan - 1519 E Main Street (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a specific use permit for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3) and to codify any non-conforming uses. The subject site is located at 1519 E. Main St. The agent is Alfonso Lopez and the owner is Ricardo Flores.

Mr. Hinderaker stated property is currently being occupied by only the owner's business, Flores Autos. The owner had tenants recently, but they have moved out. There are 3 major buildings onsite, the north building, 384sqft, will be used as the sales office. There are 2 large buildings, roughly 2500sqft each, towards the southern end of the property. The eastern building will be utilized for repair bays and the western building will be used for storage. The owner will use the north parking area to display any vehicles for sale. The owner will continue to operate a customer based repair shop. Previous tenants had performed unauthorized major auto repairs. The owner is proposing general auto repairs, as defined by the UDC, be permitted. Auto body and paint uses will not be performed. Flores Autos will typically purchase vehicles from the auto auction and will perform any needed repairs onsite; however, any repairs involving auto body work or major engine repairs will not be performed and will be outsourced to offsite facilities. As of June 1, 2012, the only used permitted onsite are those that are allowed by right in a light industrial district within Central Business District 3.

Mr. Hinderaker stated the owner would like to lease bays for small repair shops, again, and understands that his ability to lease these spaces will be determined by the number of available parking spaces, onsite. The UDC requires each ARB business to have a minimum of 6 parking spaces, or 1 space per 400sqft (whichever is greater). No changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. Auto sales uses are required to have 1 designated customer parking space per 400sqft of the sales office building. The total square-footage of all buildings onsite is about 5334sqft. This site requires a minimum of 14 parking spaces, 1 of which would be required to be designated as customer only, and 1 would be required to be a handicapped parking space. The applicant has a total of 25 spaces available, which would allow up to 11 parking spaces that can be utilized as display spaces. All drive aisles and parking areas will meet the minimum paving requirements of the UDC. A dumpster enclosure will be provided and must meet the minimum requirements of the UDC; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval before any building permit or certificate of occupancy can be released or approved.
2. The dumpster enclosure shall be constructed to the standards found in the Unified Development Code and must be installed before a certificate of occupancy can be issued.

3. Operations must conform to the approved site plan. All vehicles must be parked within a clearly marked parking space. No vehicles may be parked or stored in the fire lane.
4. The number of business shall be limited by the number of parking spaces available onsite, according to the approved site plan. Off street parking requirements shall meet the minimum standards of the Unified Development Code.
5. The sale of any part of the properties within the specific use boundaries, as shown in Exhibit B, resulting in any parking space reduction, shall cause this specific use permit to become void.
6. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
7. No repair work shall be performed outside.
8. No inoperable vehicles shall be stored outside.
9. No salvaging shall occur, onsite.
10. A ledger with vehicle information for all vehicles receiving service onsite shall be kept and available upon request for review by Police and Code Enforcement Officers.
11. Must comply with the Automotive Related Business Ordinance.
12. Any outstanding comments found in City Case File, #SU150502/S150504 must be addressed.

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

Commissioner Moser asked if this case is approved would this case need to come back for a review.

Mr. Hinderaker replied yes the applicant would have a one year review.

Ricardo Flores, 1519 E. Main Street, Grand Prairie, TX and Alfonso Lopez, 4242 Emerson Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Motley noted the property has had passed code violations, and asked if Mr. Flores understands that if this case is approved there are to be no violations.

Mr. Flores stated he understands.

Mr. Moser stated the SUP would have to come back for a one year review, and if there are any code violations like the pass this SUP could be revoked. Mr. Moser stated if Mr. Flores rents out any stalls and his renters are in violation, Mr. Flores would be responsible as the owner of the property and must meet all of staff's conditions.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved case SU150502/S150504 as presented and recommended by staff with a one year review. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **8-0**

Motion: **carried**