

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 5, 2012**

### **AGENDA PUBLIC HEARING ITEM: #10-SU121101, Specific Use Permit, 135 S.E. 16<sup>th</sup> Street (City Council District 5).**

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for an auto body shop with paint booths on .559 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District 3 (CBD-3) Overlay District. The property is generally located south of E. Main Street and east of S.E. 14th Street. The owner/applicant is Juan Barbosa and the agent is E.D. Hill.

Mr. Barkman stated the proposed use will function as an auto body shop, and paint booth. The existing metal building will be leased to two to three tenants for the requested use. Paint storage cabinets which meet the city's fire code will be installed in addition to a pre-engineered paint mixing booth if it is done on site. The businesses will be located in the existing the existing 6,400 square foot metal building located on 0.559 of an acre.

Mr. Barkman said the landscaping, has been installed in the front building setback that meets the 4% minimum landscape area for Light Industrial (LI) District standards. The existing paving is concrete which meets current City standards. Parking provided is 14 parking spaces. Parking for automotive uses requires 1 space per 400 feet of building area two additional spaces will be required. The existing dumpster is located outside the security fencing, and is set back approximately 35 feet from public right-of-way. The city's Solid Waste Manager and the city's solid waste contractor must be contacted for approval of the dumpster location and access requirements.

Mr. Barkman stated the applicant has indicated the site will have with three lease spaces and will have approximately nine employees as the business expands. Their proposed hours of operation are from 9:00 a.m. to 6:00 p.m. Monday through Saturday.

Mr. Barkman noted the applicant is appealing the masonry requirement for the façade adjacent to public right-of-way. Other buildings in this area are constructed of metal.

Mr. Barkman said since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

1. Applicant has agreed to remove and replace the existing metal fence and gate back 18 feet from the property line to allow vehicle access in the driveway without obstructing public right-of-way.
2. Applicant has agreed to remove decomposed asphalt and construct a pipe fence adjacent to public right-of-way to limit parking in the landscaped area in front of the building.

Mr. Barkman noted decomposed asphalt has been placed in the front building setback adjacent to public right-of-way. This does not qualify as a landscaping material. Staff is concerned that this will be perceived as a paving material and encourage parking in front of the building. Staff recommends replacing the material with grass. All landscaping must be irrigated to city standards.

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

Juan Barbosa, 422 Park Ridge, Grand Prairie, 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 the request.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU121101 for a Specific Use Permit for an auto body shop with paint booths as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**