

PLANNING AND ZONING COMMISSION DRAFT MINUTES OCTOBER 3, 2016

PUBLIC HEARING AGENDA Item #13 – SU161003 - Specific Use Permit - Universal Service (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit to operate an Auto Wrecker Service/Service Station on one lot on 0.35 acre. The existing former service station is zoned General Retail (GR) District. The 0.35 acre lot and is generally located at the southeast corner of E. Jefferson Street and S. 12th Street. More specifically 1205 E. Jefferson Street and lies within the Central Business District Corridor (CBD), Section No. 3. The agent is Michael Stanley, EmJay Consult Group and the applicant is Jose Zamarippa.

Mr. Lee stated back to the mid-1950s, the existing service station has been used for automobile repair uses. The building has remained vacant for approximately four years and the applicant is seeking to re-purpose the facility for similar auto-related uses. Wrecker Service uses require SUP review in GR zoned districts assuring certain safeguards be placed due to the potential spillover impacts associated with such uses. The former service station is located on the southeast corner of a major arterial roadway (E. Jefferson Street) and a collector street (S.E. 12th Street). Properties along E. Jefferson have since remained commercial, retail and service uses. Dave's Towing & Wrecker Service provides towing, transport, and vehicular relocation services within the City of Grand Prairie. However the applicant seeks to either contract with Dave's Towing and/or provide local towing services and general automobile repair to the local community. No vehicle storage, Auto Holding nor Auto Salvage, shall be allowed on the property.

Mr. Lee stated as stated previously this proposal is to repurpose the 0.353 acre property, utilizing the 1,200 square foot single story auto shop. No significant changes are proposed to the exterior of the building. The building has two existing service bays that will be used to perform general auto repair. The front canopy area will be used for customer parking with additional employee & customer parking at the rear of property, which will be paved with concrete in conformance with City standards. The fence and large rear yard, where business activities are limited to parking, provides a buffer area from the existing single family residential uses to the south of the alley. In addition, mature 10' vegetation, Red tip Photinias, provide for a living screen that are located along the southern property boundary. A six-foot wooden fence is proposed to be constructed along the southern boundary as well.

Mr. Lee stated the request is for local auto transport and general auto repair. The request is for a single tenant user. The applicant intends to utilize his auto mechanical trade skills to offer tow and repair services to the general public. It is anticipated the applicant will pursue contract towing opportunities with the existing local towing service. General auto repair service will include those services associated with replacing minor components that may cause a vehicle to be inoperable such as battery, starter, alternator, flat tires, etc. General Auto Repair does not permit any major repair be done at this facility. The facility is being setup to accommodate for the use and parking of up to two small style wreckers. In addition, twelve 9-ft. X 18-ft. customer parking spaces and one accessible space are being provided, as well as a 12-ft. X 12-ft. masonry dumpster enclosure and six-foot fence/gate to secure the 4,500 sq. ft. rear area on the lot. The

facility will employ the owner/operator and will include 2 employees. The expected hours of operation will be Monday through Saturday between 9:00 AM and 7:00 PM.

Mr. Lee stated the applicant is requesting a Type 3 wooden six-foot fence be constructed along the rear of the property in lieu of required Type 1 masonry fence when commercial properties abut residential zoning districts. A living screen approximately 10' tall shrubbery and an existing alley separate the properties from the existing single family residential uses to the south. The applicant is also requesting that the requirement for a Noise Study by the Environmental Services Department be waived until such time there is a complaint or other noise related issue arises. The Development Review Committee recommends approval of the request, but is not supportive of the requested appeals.

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

Michel Stanley with EmJay Consultants Group, 2669 Claremont Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Stanley stated Mr. Zamarippa's business would improve the Jefferson Street corridor and would repurpose a building that has been vacant for a number of years. Mr. Stanley stated they are requesting to put in a wooden six-foot fence along the rear of the property in lieu of required masonry fence and that a Noise Study be waived until such time there is a complaint or other noise related issue arises.

Jose Zamarippa, 1654 Carter Street, Arlington, TX stepped forward in support of this request.

Chairperson Motley asked if Mr. Zamarippa has experience with this type of business. He would like to make sure the applicant understands all of the conditions and requirements of this SUP, if not the SUP could be revoked. The City has rules and regulations the need to be met, but this location has been vacant for many years and he would be comfortable allowing a wooden fence with concrete poles, made out of cedar and be replaced every six years. Mr. Motley would also ask that the applicant understand that a noise study would need to be conducted if the City receive complaints about noise or the SUP could be revoked.

Commissioner Lopez translated Mr. Motley's concerns to make sure the applicant understood all of the rules and requirements.

Mr. Zamarippa replied yes he understand the SUP requirements. He stated he would start off with only one truck, but would not have more than two trucks in the future he does plan on being at this location for a long time.

Mr. Stanley said the applicant would be at this location, and has a lease with the owner, for a long time therefore the applicant has agreed to conduct all the improvements on the property, but asked the six year replacement on the wooden fence not be limited to a certain time, since this is something that is enforced by the City's Code Enforcement Division.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU161003 as presented and recommended by staff with a six months review of the property, and allowing a 6 ft. wooden fence made out of Cedar with concrete and steel poles. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Johnson, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**