



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9104 **Version:** 1 **Name:** SU160506A – Renewal 993- 2011 Airport Street
Type: Ordinance **Status:** Public Hearing
File created: 6/27/2019 **In control:** Planning and Zoning Commission
On agenda: 8/5/2019 **Final action:**
Title: SU160506A - Specific Use Permit Renewal 993- 2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.
City Council Action: August 20, 2019

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Site Plan](#)
[Exhibit B - Elevations](#)
[Exhibit C - Location Map](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU160506A - Specific Use Permit Renewal 993- 2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.

City Council Action: August 20, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a request for the annual/periodic review of a specific use permit for Auto Body and Paint Shop/Major Auto Repair uses within a Light Industrial-Limited Standards (LI-LS) District and within Central Business District No. 3 (CBD 3). The subject site is located at 2011 Airport Street.

ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North	Light Industrial-Limited Stds (LI-LS) District	MJ Auto Body Shop & Auto Stor
East	Light Industrial-Limited Stds (LI-LS) District	SF Detached Residential
West	Light Industrial-Limited Stds (LI-LS) District	Industrial Office/Warehouse Uses
South	Light Industrial-Limited Stds (LI-LS) District	Undeveloped Proposed ARB uses

HISTORY:

Ordinance 10079-2016 was approved June 21, 2016.

Annual inspection May 7, 2019 VIOLATIONS CITED

1. Outside storage of scrap vehicle parts
2. Accumulation or storage of salvage vehicle parts inside and outside of the building
3. Failure to comply with the site plan by storing more vehicles than was approved by the site plan, vehicles were not in parking lanes
4. No ledger of the vehicles at the time of inspection
5. Fire/safety violation being flammables not properly stored in a fire cabinet
6. High grass/weeds / vegetation, and trash/debris/litter on the ground

PURPOSE OF REQUEST:

As required by Ordinance No. 10079-2016 for Specific Use Permit 993 the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

Updated Site Visit:

After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP & ARB regulations with some exceptions.

Issues at this location to be corrected included disposing of miscellaneous rubble & salvage items and provide a readily available ledger of vehicles on-site.

RECOMMENDATION:

DRC recommends Planning & Zoning Commission approve the SUP-993 renewal subject to 12-month review and subsequent evaluation/inspection of business operations for conformance.

Body

Exhibit A - Site Plan

BEING a tract of land comprised of LOTS 4 - 8, BLOCK L, of the TWIN AIRPORTS ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 4, Page 309 of the Map Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said LOT 4, BLOCK L, said point being a distance of 75.00 feet North 85° 12' 11" East from the intersection of the East Right-of-Way line of INDUSTRIAL AVENUE, a 50' R.O.W. with the South Right-of-Way line of AIRPORT STREET, a 50' R.O.W.;

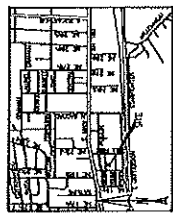
THENCE North 88° 12' 11" East, with the North Right-of-Way line of said AIRPORT STREET, with LOTS 4, 5, 6, 7 & 8 a distance of 125.00 feet to the Northeast corner of said LOT 8, BLOCK L;

THENCE South, with the East line of said LOT 8 a distance of 140.00 feet to the Southeast corner of said LOT 8, BLOCK L;

THENCE South 88° 12' 11" West, with the South line of said LOT 8, and continuing with LOTS 7, 6, 5 & 4, BLOCK L, a distance of 125.00 feet to the Southwest corner of said LOT 4;

THENCE North along the West line of said LOT 4, a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.4008 acres of land.

SITE AREA 12,461 S.F. = 0.4008 ACRES
CURRENT ZONING IS L.I. - L.S.
PROPOSED METAL BUILDING 4,800 S.F.
PARKING REQUIRED AUTOMOTIVE USES 1 SPACE PER 400 S.F.
PARKING PROVIDED 12 SPACES
PARKING PROVIDED 21 SPACES
THE DUMPSTER WILL BE PORTABLE AND ON CASTERS
NO LANDSCAPING IS REQUIRED IN ZONING DISTRICT L.I.-L.S.
ACCORDING TO F.E.A.M.A. FIRM MAP NO. 46130455L, DATED JULY 7, 2014
THIS PROPERTY IS IN ZONE X AND IS OUTSIDE THE 100 YEAR FLOOD PLAIN.



SCALE 1"=25'

VICINITY MAP
NO SCALE

12' x 12' DUMPSTER PAD
WITH 6' SCREENING FENCE
AND GATE

AIRPORT STREET

PROPOSED 6' METAL R PANEL FENCE

AIRPORT STREET

PROPOSED 6' METAL R PANEL FENCE

EXISTING 6' WOOD FENCE
PROPOSED 6' METAL R PANEL FENCE

OWNER:
BILLY SUGGS
4114 SAN PEDRO
GRAND PRAIRIE, TX 75051
214-928-9564

AGENT:
ANGELO CHOKAS
CHOKAS PMD GROUP
101 N.W. 8th STREET
GRAND PRAIRIE, TX 75050
214-460-2728

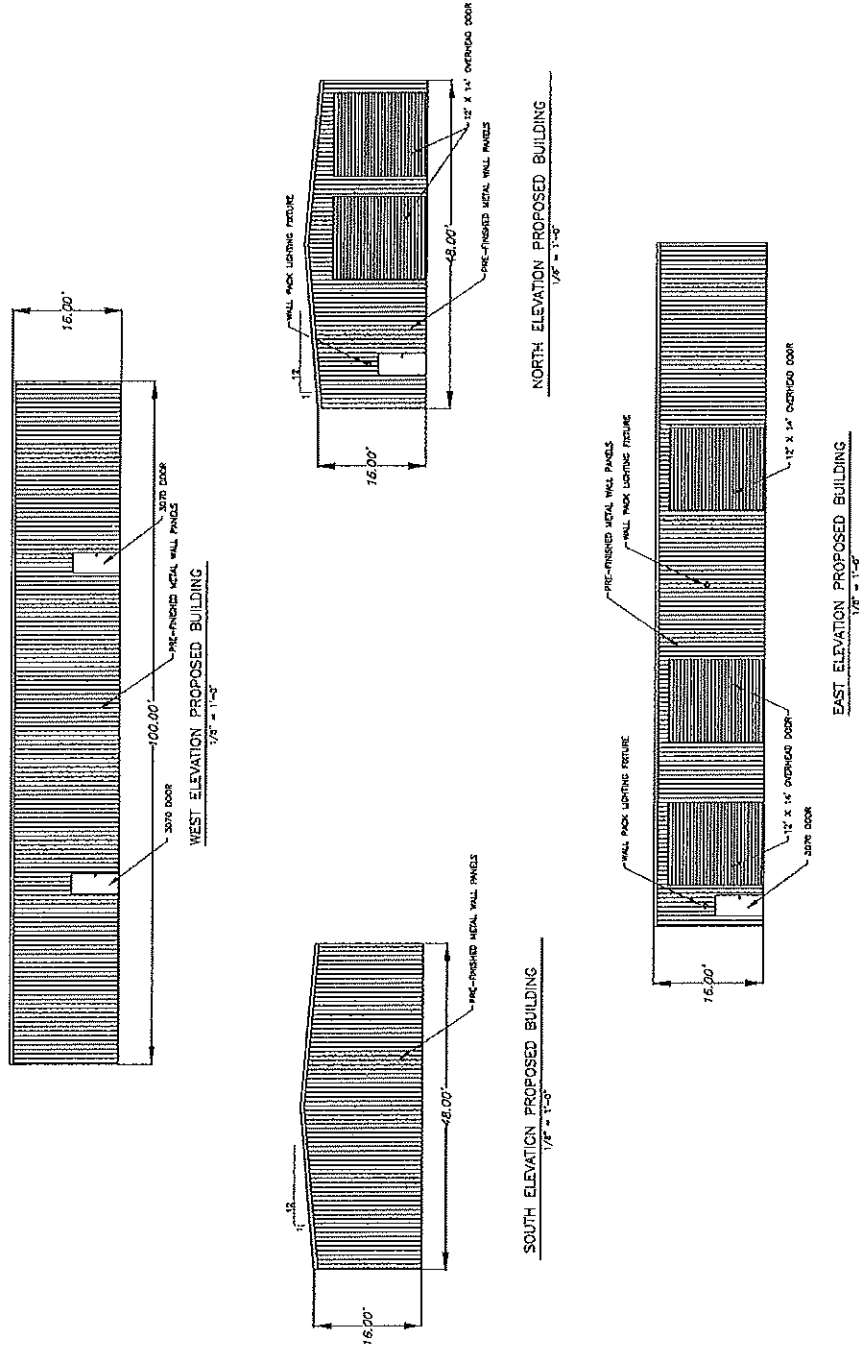
Planning Department
JUN 01 2016

SITE PLAN
HEAVY MECHANIC WORK
AND AUTO BODY REPAIR
2011 AIRPORT STREET

CASE NO. SU160506/SI 60502

Received

Exhibit B - Elevations



OWNER:
BILLY SUGGS
414 SAN PEDRO
GRAND PRAIRIE, TX 75051
214-926-9564

AGENT:
ANGELO CHOKAS
CHOKAS PMD GROUP
101 N.W. 8th STREET
GRAND PRAIRIE, TX 75050
214-460-2728

ELEVATIONS
2011 AIRPORT STREET
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