

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016

PUBLIC HEARING AGENDA Item #13 – SU160701 - Specific Use Permit - 2478 Fort Worth Street (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit to operate a Major Auto Repair and Paint & Body Shop within an existing commercial/industrial building. The request is for a 3,152 square foot lease space within a 9,800 square foot industrial building located on 0.424 acre at northeast corner of Fort Worth Street and N.W. 25th Street (2478 Fort Worth Street) , is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section 1. The owner is Quango Le.

Mr. Lee stated the applicant has operated an Auto Body & Paint Shop in Grand Prairie for several years and is relocating to the Fort Worth Street location. The applicant proposes to occupy an existing commercial lease space previously used for industrial office/warehouse uses. The existing 9,800 square foot metal building houses two other commercial contractor-type businesses. SUP request for Auto Body and Paint Shop and Major Auto Repair is for the southern lease space. The proposed auto repair business shall operate out of one existing overhead door facing N.W. 25th Street. All customer vehicles and/or repaired vehicles shall be parked inside, not outside storage of vehicles. Auto sales and/or auto storage/salvage shall not be allowed on-site. According to the Operational Plan and discussion with the applicant, the auto repair shop will be open Monday through Saturday from 8:00 AM to 5:00 PM. and closed on Sunday. The shop will have between 2 and 4 employees. The business plans to have a paint booth and other auto body repair related equipment and processes.

Mr. Lee noted the existing site has adequate parking to accommodate the auto repair business. Nine spaces are dedicated to the Auto Repair business. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site.

Mr. Lee noted the applicant has no requested appeals. This case is recommended for approval.

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

Quy Pham, 2242 Mountain Lakes, Arlington, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser noted the Commission has heard several cases similar to this request with lots of issues, and would like for the applicant to understand all of the ARB requirements.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None
Approved: 6-0
Motion: **carried.**