

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 26, 2012

AGENDA PUBLIC HEARING ITEM: #11-Z121202, Zoning Change, Lightning Motorsports (City Council District 2).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Planned Development 163 (PD-163) to Planned Development 163A (PD-163A) District for Commercial uses with restrictions. The amendment shall allow all existing uses and indoor operations of a private vehicle maintenance facility, with general auto repair, indoor storage of recreational vehicles in an existing warehouse building, and outdoor parking of vehicle inventory. The 1.4458 acre site is located east of S. Highway 161, on the north side of Marshall Drive approximately 340 feet west of Carrier Parkway. The property is located within the State Highway 161 Overlay District. The owner/applicant is Bylo Properties.

Mr. Barkman stated the proposed use will function as a private vehicle maintenance facility for Lightning Motor Sports, a used car sales lot located at 1100 W. Pioneer Parkway. The business had previously leased property in a light industrial area around the Grand Prairie Airport for their maintenance facility. The applicants have decided at this time to purchase a property where they can invest in a property and continue their vehicle maintenance and store vehicle inventory, recreational vehicles, and boats which they are licensed to sell.

Mr. Barkman stated the total property is 1.45 acres which is currently owned and previously used by Atkins Construction, a utility construction company. Since the utility construction company is no longer active at this location the heirs of Mr. Atkins have determined the sell the property. Lightning Motor Sports is currently under contract to close on the property by the end of the year if the zoning is approved.

Mr. Barkman said the eastern 0.769 acre site is developed with a 7,828 square foot metal shop building where the vehicle maintenance will be done. There will also be limited boat and recreational vehicle storage in the building. The site is paved on the south with asphalt and with concrete on the north side around the existing building. Exterior paved areas used for storage will be striped and used for additional inventory parking. All existing outdoor storage areas are screened from public right-of-way.

Mr. Barkman stated the applicants intend to service and repair vehicles they purchase from the auto auctions and vehicles they take in trade from their sales lot. The applicants are requesting to be allowed to operate a private vehicle maintenance facility for their sales lot, doing general auto repair, occasional major component replacement, indoor recreational vehicle storage and repair, indoor boat storage and repair, and outdoor storage of their vehicle inventory on existing paved surfaces behind existing screening fences. These uses will be conducted on the west of the shop building.

Mr. Barkman noted the contractual agreement is to purchase all of the property under the current ownership by the end of the year. Because there is no option to only purchase one portion of the property, the applicants propose to sell or lease the western 0.69 acre for another business. They are requesting retaining the contractors shop with outside storage use as part of the zoning because the site is already configured for that use.

Mr. Barkman stated the Development Review Committee recommends approval of this request in accordance with the conditions as listed in the ordinance, since no appeals to the Unified Development Code or the State Highway 161 Overlay District are being requested by the applicant.

Commissioner Motley said he does not see anything on used car sales, and asked would there be any outside storage.

Mr. Barkman replied no there would not be any sales of vehicles at this location and all of the work would be conducted inside the building, but that there would be some vehicles stored outside behind screening fences.

Commissioner Wooldridge asked if this location would be subject to the ARB annual inspections.

Mr. Barkman replied yes, this location would be classified as an auto related business and would be reviewed once a year, but the applicants currently have an outstanding record at their current location on Pioneer Parkway.

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

Heather Moreno, property owner, 910 Belclaire Circle, Cedar Hill, TX was present representing the case and to respond to questions from the Commission. Mrs. Moreno said this is their opportunity to purchase their own property and there would not be any sales of vehicles at this location. She said although they do have a license to sell RVs and Boats but that they deal very little with these types of vehicles.

Commissioner Motley asked what would be done with the baseball field.

Mrs. Moreno said they have no idea at this time but it is not a part of the purchase contract.

Chairman Garrett noted two speaker cards submitted for this case.

Wanda Hall, 1323 Fulton Drive, Irving, TX property owner to the northwest, asked if there would be a screening fence put in between the two properties.

Mr. Barkman noted there is an existing wooden fence on the west side of the property, but there is no fence to the north.

Mrs. Moreno said there would not be any vehicles stored on the east side of the property therefore Mrs. Hall should not be impacted by this use.

Bob Parker, 1801 Huntington, Grand Prairie, TX said his concern is since Atkins Brothers owned the property there has always been some misinformation regarding the property. Mr. Parker said Atkins Brothers used various materials to fill the property and at that time he came before the City Council and brought it to their attention, they were also supposed to put in a masonry screening wall that was never constructed. He said Atkins Brothers was not a good neighbor they first came in as a retail company and then had heavy equipment. Mr. Parks said he

hopes the new occupants can be a better neighbor and not create any noise problems. He asked what type of traffic would this use generate, because there are already 18-wheelers using Marshall Drive. Mr. Parker said he is not opposed to this request he is just a concerned neighbor.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case Z121202 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Arredondo

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

Nays: None

Approved: **8-0**

Motion: **carried.**