

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 2, 2018



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 2, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #16 - SU180606 - Specific Use Permit - 2814 E. Main Street (City Council District 5). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit for Retail Auto Sales from an existing 2,500 square foot building. Lot 105-R, Burbank Gardens Addition Unit #1 Revised, City of Grand Prairie, Dallas County, zoned Commercial (C), within the Central Business District No. 4, and addressed as 2814 E Main St. The applicant is Alejandro Preza and the owner is Tobias Velasquez.

Mr. Collins stated the applicant intends to operate a retail auto sales shop at an existing 1,798 square foot building located at 2814 E. Main St. According to the applicant's operational plan, the applicant intends to buy and sell used cars and have minor repairs for inventory cars as needed. Minor Repairs as defined by City of Grand Prairie, mainly replacing battery and oil change. The applicant informed staff that there would be four employees. The proposed operation days/hours of the business will be Monday thru Saturday 10 am to 7 pm. The parking provided by the applicant exceeds what is required for the 1,798 square foot commercial building. Access to the site is provided along E. Main St. The proposal meets and exceeds the density and dimensional requirements. The property is subject to the landscaping and screening

requirements found in Article 8 of the UDC. The required landscape percentage for a Commercial zoning district is 5%. The applicant is proposing to provide 9% landscaping. The applicant is in compliance with Article 8 of the Unified Development Code.

Mr. Collins stated the Development Review Committee recommends approval of this request.

Chairperson Motley asked if the building had a bay door in order to conduct Minor Auto Repairs on the property. Mr. Collins replied no.

After some discussion on what is considered Minor Auto Repairs and Make Read Repairs, Mr. Norwood stated staff would work with the applicant on the wording.

Chairperson Motley noted there were no other questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tobias Velasquez, 6914 Ahair Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley stated the applicant needs to understand and should indicate what the tenant can and cannot do on the property and should include it in the lease agreement it is his responsibility as the owner to check on the property to make sure the tenant is following the city's requirements. He has seen businesses fail, because of the tenant not following the rules we have a Code Enforcement Division, and if there are any violations on the property the SUP could be revoked.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180606 as presented and recommended by staff with the removal of the word Minor Auto Repair, and add Make Ready Repairs. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried**