

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012

AGENDA PUBLIC HEARING ITEM: #12-Z120802/SU120805, Zoning Change/Specific Use Permit, 615 W. Jefferson Street (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 Central Area (CA) District to a Planned Development (PD) District for all uses allowed in the Central Area (CA) District plus a Specific Use Permit for auto tire repair and auto accessory sales and installation on 0.168 acres. The subject property is zoned Central Area (CA) District and is within Central Business District Two (CBD-2) Overlay District. The property is generally located east of S. Carrier Parkway on W. Jefferson Street. The owner is Arturo Torres and the applicant is M.S. Steve Keeton.

Mr. Barkman stated the proposed use will function as a tire repair business with accessory tire sales and indoor installation in an existing 1,818 square foot metal building on 7,303 square feet or 0.168 acres. The existing building was originally constructed with 1,218 square feet in 1977 as an auto parts store. It was expanded in 1977 by adding an additional 600 square feet for an additional garage bay. Other than the original occupant, T & J Auto Parts, the city has no record of other Certificates of Occupancy on file since 1977.

Mr. Barkman stated the applicant has provided five parking spaces on the western portion of the site that meet the minimum parking requirement for automotive uses. The building's northwest corner encroaches into public right-of-way by 1.42 feet. Access to the garage bays is restricted by the depth of the site. The applicant has shown one five gallon Crepe Myrtle as proposed landscaping. The business will have two employees and their hours of operation will be from 8:00 a.m. to 6:00 p.m. Monday through Saturday.

Mr. Barkman said the Fire Administration has established that tire storage of both inventory and used tires can take no more than 400 square feet of floor area, stacked a maximum height of five feet. The owner has indicated that the storage requirement and the city's requirement that all work be done indoors will be included in its lease contract.

Mr. Barkman stated the applicant is appealing the uses allowed in Article 4 – "Permissible Uses" of the Unified Development Code for the Central Area (CA) District and the Central Business District Two (CBD-2) Overlay by requesting a zoning change creating a Planned Development for all uses permitted in the Central Area (CA) District and allowing "tire repair, tire sales and indoor installation" by approval of a Specific Use Permit.

Mr. Barkman stated since July the applicant has met with staff and has revised the proposed access into the building. A garage door will be relocated to the west side allowing cars to enter from the west side of the building and exit to the north from the existing eastern overhead door. The two western overhead doors will not be used for access and wheel stops or new curb will be placed restricting access to those doors from the street.

Mr. Barkman noted the city's current auto related business ordinance requires that all work be done indoors. The proposed revisions to the building should allow vehicles to enter and safely exit the building. Current standards for all new businesses require that all parking and maneuvering be done on site. The proposed revisions appear to meet that requirement.

Mr. Barkman said the Central Business District Two Overlay (CBD-2) was created for the enhancement of commercial, office and service uses for that reason new automotive uses were excluded from the CA/CBD-2 area. Tire sales and installation is only permitted only by SUP and the proposed tire repair use is not a recommended use in the Central Area (CA) or the Central Business District Two (CBD-2) Overlay.

Mr. Barkman stated however, this request intends to make use of an existing building, and since the applicant has reconfigured the site plan and made adjustments to alleviate safety concerns staff is comfortable with the request. If the Commission and City Council determine to recommend approval of this case the DRC recommends approval in conformance with the draft Ordinance.

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

Steve Keeton with Keeton Surveying, 2037 Dalworth Street, Grand Prairie, TX and the owner Arturo Torres, 637 W. Jefferson Street, Grand Prairie, TX were present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case Z120802/SU120805 as presented by staff. The action and vote being recorded as follows:

Motion: Adams

Second: Arredondo

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

Nays: None

Approved: **9-0**

Motion: **carried.**