

PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016

PUBLIC HEARING AGENDA Item #21- SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha.

Mr. Hinderaker stated no changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. The existing building is 12,250sqft, which would require 31 total parking spaces. The site plan is showing 26 spaces. The applicant shows they have 16 spaces behind a security fence. 10 spaces are in front of the security fence on the eastern side of the property; 2 spaces for the business operators, and 3 spaces for display vehicles, leaving 5 for customers. The building itself can hold 18 more vehicles, if needed. There will be no inoperable vehicles stored outside. Staff recommends approval of the renewal of the SUP.

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

Hieu V. Ha, 2621 Skyway Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU151006A as presented and recommended by staff, with a one year review if new circumstances arise by the Code Enforcement Department. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**