

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

AGENDA PUBLIC HEARING ITEM: #8- SU101102/S101101 – Specific Use Permit/Site Plan – 802-902 Oakdale Road (City Council District 1).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit and Site Plan for the display and sale of truck trailers and equipment on 4.84 acres. The subject property is zoned Light Industrial (LI) District, and is located east of State Highway-161 on the north side of W. Oakdale Road. The property is located within the State Highway-161 (SH-161) Overlay District. The owner is Acker Enterprises L.L.C. and the applicant/agent is Walter Nelson.

Mr. Barkman stated the proposed use will function as a trucking services company and will store tractor trailers for sale on 211,016 square feet or 4.844 acres. The site was previously used for a concrete services company which operated on the existing compacted crushed limestone surface within the last six months. The site is currently developed with a 2,066 square foot metal office building with a front masonry façade adjacent to Oakdale Road. It has a concrete paved parking area in front of the building with 11 parking spaces. Also on the site are an existing 440 square foot metal shed, a 5,437 square foot covered wash and repair canopy, and an uncovered wash bay which is tied into an existing septic system.

The owner is a licensed dealer in the State of Texas. The applicant intends to contract with an off site mobile repair service company to perform necessary repairs to the trailers prior to sale. They will operate from 8:00 am to 5:00 pm Monday through Friday. Current staff consists of the owner and three independent contractor commissioned agents. Daily activity will normally consist of 8 to 10 trailers being checked in or out during a normal work day.

The applicant has indicated that upon approval of the Specific Use Permit, he will close on the property and pay all delinquent taxes

Mr. Barkman stated staff has determined that the existing use of a trucking company, with repairs, and the compacted crushed limestone surface to be legally non conforming and vested by platting and continuous use. The addition of the trailer sales is what has initiated the requirement for the SUP.

Mr. Barkman noted the Development Review Committee recommends approval of this request as no appeals to the Unified Development Code are being requested by the applicant.

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

The applicant Stephen R Acker, 1317 W. Oakdale Road, Grand Prairie, TX was present representing the case.

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Chairman Garrett noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and recommend approval of case SU101102/S101101 as presented by staff. The action and vote being recorded as follows:

Motion: Waggoner

Second: Moss

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner, and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**