PUBLIC HEARING AGENDA Item #25– SU161102 - Specific Use Permit - G&B Bumper Tech (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a specific use permit to allow for outside storage in conjunction with an auto parts retail business. The 0.582-acre property, located at 143 S. E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business District (CBD Corridor Overlay District, Section 3. The applicant is Enrique Gomez and the owner is Blanca Barbosa.

Mr. Lee stated G&B Bumper has been operating at this location since the mid-1990s. In fact; SUP-685 was approved by City Council in April 1999 allowing for reclamation/recycling and storage uses associated with the business. SUP-685 specifically restricts any outside storage uses along with other conditions.

- Extend existing metal building to the west property line, in accordance with city codes, with a fire wall.
- The building will be the same type of metal structure as the main building.
- The building will be three-sided, with racks built in accordance with the fire codes.
- No additional parking required.
- Provide and minimum 8' X 8' loading area.
- Fire lanes and parking spaces shall be clearly marked.
- Install screening fence on S.E. 16th Street.
- 25 foot setback, landscape, sidewalk requirements along S.E. 16th St. shall be waived.
- The specific use permit is for interior reclamation/recycling, manufacturing and storage of automobile bumpers only and no other auto components.
- No outside storage will be allowed.
- Applicant must install a paint booth in accordance with Environmental & Fire Codes.

Mr. Lee stated to date, the business has continued to operate over time and continues to store various automobile parts outside, including automobile bumpers. During this time the business has since changed ownership and modified operations somewhat limiting their business primarily to auto bumpers rather than miscellaneous auto parts. The 5,500 square foot, single tenant facility is set up for inside and outside storage of primarily automobile bumpers, with approximately (½) one-half being exterior storage of the bumpers in steel racks. The racks are located to the rear of the property (western boundary) with the majority being 32'X4'X9'. Inventory is sold to customers as-is or minor repairs to bumpers offered for a fee. The facility will employee the owner/operator and will include 2 employees. The expected hours of operation will be Monday through Friday between 10:00 AM and 7:00 PM and 10:00 AM to 4:00 PM on Saturday.

Mr. Lee noted the applicant is requesting an area used for outside storage remain unpaved.   This area represents approximately 1/3 of the ½ acre site to remain a substandard surface of gravel/pavers surrounded by an R-panel fence to remain as-is.

Mr. Lee stated the Development Review Committee recommends approval of the request, but is

not supportive of the requested appeals.

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

Eric Gomez, 143 SE 16th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Gomez stated they just purchased the property and are working with Code Enforcement to correct the problems. He said they do not have the resources to pave the property at this time.

Chairperson Motley asked if the Commission grants them a time limit on paving, would they be in agreement to the paving.

Mr. Gomez stated they would only be leasing the property and paving would costly.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case SU161102 as presented by staff granting the applicant's appeals. The action and vote being recorded as follows:

Motion: Spare
Second: Connor
Ayes: Connor, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack
Nays: None
Approved: **9-0**
Motion: **carried.**