



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 7, 2018**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, 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 Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #16- SU180505 – Specific Use Permit – CityAuto Franchise Used Car Dealership at 1640 E. Main St. (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit for Lots 1-7, 9, 10, and part of Lot 8, Burgher & Sowell's Addition, City of Grand Prairie, Dallas County, Texas, approximately 1.56 acres zoned GR, General Retail in the Central Business District No. 3 and addressed as 1633, 1640, 1646, 1648 E. Main St. The owner is Arturo Torres.

Mr. Jones stated the new dealership will include a 1,600 square foot sales office with 81 parking/display spaces. The existing structures on the site were previously used as multiple auto dealerships, and were destroyed in a fire in late 2017. The applicant has submitted a demolition permit and proposes to clear the existing site and repave to City standards. The property will have two access points on E. Main Street and an emergency exit on Small Street. There will be no repair or make-ready facility at the location and such activities would not be allowed under the terms of the Specific Use Permit. Used auto sales are not allowed in the General Retail district except by Specific Use Permit. To receive a Specific Use Permit, the operator must be part of a dealership chain or network and operate under a franchise agreement or other instrument which distinguishes the dealer from an independent operator. The owner of the property is working with a franchisee with several locations in the Dallas-Ft. Worth area. In the event the Specific Use Permit is approved, any dealer who applies for a Certificate of Occupancy will be required to present documentation that they are a licensed franchise subject to pre-

determined and agreed upon standards of branding, performance, appearance, branding, and site cleanliness. The proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the landscaping and screening requirements with two exceptions.

Mr. Jones noted staff recommends approval of this Specific Use Permit subject to the following conditions:

1. Prior to occupancy, the applicant will replat the existing lots into a single lot.
2. The applicant will install additional landscaping to beautify the rear of the building and the sales lot.
3. All loading and unloading of cars will take place within a designated area on the site and not in a public right of way.
4. No vehicle repairs of any kind will be conducted on the property. An exception can be made at the discretion of Code Enforcement staff for repairs which can be performed entirely by hand, such as changing light bulbs or windshield wipers.
5. The applicant will submit a lighting plan for review by staff which demonstrates that the proposed lighting will be directed away from any neighboring residential dwellings.
6. That the SUP expires at the end of the initial lease period or if the lease is terminated for any reason per the executed agreement between the property owner and the lessee/franchisee.

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

Arturo Torres, 637 W. Jefferson Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley welcomed Mr. Torres, and said this development would be a good start to revitalizing this part of town.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180505 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Adhikari

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

Nays: None

Approved: 9-0

Motion: carried.