

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 6, 2012**

### **AGENDA PUBLIC HEARING ITEM: #8-SU120803, Specific Use Permit, 1172 107<sup>th</sup> Street (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 for an auto body and paint shop in a proposed auto collision repair and customization facility located on 1.67 acres. The subject property is zoned Light Industrial (LI) District and is generally located east of N. State Highway 360 and south of Avenue J East. The owner is BJCI Industrial Properties LTD and the applicant is Tuan Ngo.

Mr. Barkman stated the proposed use will function as an auto collision repair and customization facility with an auto body shop, and paint booth. The facility will also be using a roll on frame straightening machine and specialized wheel alignment equipment. Paint storage cabinets which meet the City's fire code will be installed in addition to a pre-engineered paint mixing booth. The business will be located in an existing 20,250 square foot masonry warehouse with a fire sprinkler system on 72,745 square feet or 1.67 acres.

Mr. Barkman stated the existing building currently exceeds the needs of the startup company but the additional space will allow all vehicles to be stored in the building. During the day vehicles stored in body shop work areas will be moved outside the building into a secure parking area on the south property line. The facility will also have a custom aftermarket accessory showroom adjacent to the customer waiting area and six offices for business use. The applicant is not proposing any building modifications at this time. Landscaping, which met the 4% Light Industrial (LI) District standards at the time of development, is currently in place. The existing paving which is a mix of concrete and asphalt, provides a total of 42 parking spaces in both interior storage and striped outside parking.

Mr. Barkman stated the existing dumpster also located inside the security fencing, is set back approximately 80 feet from public right-of-way and is determined to be vested by continuous industrial usage. The City's Solid Waste Manager has waived dumpster screening requirements.

Mr. Barkman said the applicant has indicated the business will start with three employees and add additional employees as the business expands. Their proposed hours of operation are from 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. on Saturdays. The facility will be closed on Sundays.

Mr. Barkman stated the Development Review Committee (DRC) recommends full approval of this request as no appeals to the Unified Development Code are being requested.

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

The applicant Tuan (David) Ngo, 1172 107<sup>th</sup> Street, Grand Prairie, TX stepped forward representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case SU120803 for a Specific Use Permit for an auto body and paint shop in a proposed auto collision repair and customization facility. The action and vote being recorded as follows:

Motion: Arredondo

Second: Gray

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

Nays: None

Approved: **9-0**

Motion: **carried.**