

PLANNING & ZONING COMMISSION DRAFT MINUTES OF SEPTEMBER 10, 2012

AGENDA PUBLIC HEARING ITEM: #12-SU120902, Specific Use Permit, 2717, 2801, 2805 E. Main Street (City Council District 5).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for the approval of a Specific Use Permit for an autobody and paint shop with auto sales retail and wholesale as a part of an automotive use facility located on 19.86 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4). The owner/applicant is P Lawler Enterprises LTD and the agent is Winkelmann & Associates, Inc.

Mr. Barkman stated this site was previously used by Dallas Auto Auction for their offices, auto service areas, and storage lots. The total site consisted of approximately 60 acres. When the business closed the property was sold and it has since been resold into 3 smaller parcels. McGrath Rentcorp purchased the middle portion and is currently requesting an SUP for outside storage of modular structures and containers. The most eastern portion has recently been sold for storage and parking of trucks and trailers, these uses and parcels will also require SUP approval and platting. Lawler Motor Sports retained the western portion of the development, it includes approximately 19 acres, and was used for similar auto related businesses. The owner is currently replatting the property into two lots, and is proposing the use of the existing buildings, and parking facilities to provide locations for new independent auto related businesses.

Mr. Barkman stated the proposed use on the north part of Building 1 will be individually leased facilities for auto related businesses in the existing office areas previously used by Dallas Auto Auction. The owner will lease nine individual partitioned building office spaces and ground lease areas for up to nine separate used car dealers. The existing auto repair garages on the south side of Building 1 will be partitioned into eight two bay repair garages which may function independently or in conjunction with the used car sales lots. The garages will be doing general auto repair, and major component replacement, with occasional engine and transmission rebuilds.

Mr. Barkman said Building 3 was originally used as an auto body shop with paint booths for the Dallas Auto Auction site. It will be partitioned and leased to 3 individual tenants for auto body and paint shops. Individual paint storage cabinets will be installed for each business. A shared facility for mixing paint may be used or individual pre-manufactured mixing booths may be installed in each lease area depending on need and hours of operation.

Mr. Barkman said Building 2 will be operated by the owner as Lawler Motor Sports, whose principal business is the purchasing, reconditioning, and reselling high quality cars at auction.

Mr. Barkman stated Building 4 was used for reconditioning and detailing of the used cars placed for sale. It will also be individually leased and used by on site businesses to ready vehicles for owner pickup or sale.

Mr. Barkman stated each Lessor shall be individually responsible, for meeting requirements of the Auto Related Business Ordinance related to their particular lease site, both to the City, and to the owner in the conditions of their lease. The owner shall be responsible for the management of petroleum product waste stream from all businesses and shall maintain manifests and records of

pickup and disposal sites. The owner will also be the on-site manager for the entire 19 acre site. While the individual businesses will set their own hours of operation, the site will be open from 7:00 a.m. To 7:00 p.m. Monday through Saturday.

Mr. Barkman stated 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 asked Mr. Barkman to address the eastern end of this property.

Mr. Barkman noted the eastern portion of this property would be leased by McGrath for outside storage of portable buildings and storage containers on 29.75 acres. He stated this case would be coming before the Commission at the next P&Z meeting.

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

William Winkelmann with Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, #325, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU120902 for an SUP for an auto body and paint shop with auto sales retail and wholesale as part of an automotive use facility as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Wooldridge

Ayes: Adams, Arredondo, Garrett, Moser, Philipp and Wooldridge.

Nays: None

Approved: **6-0**

Motion: **carried.**