

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #9- SU150401/S150401 - Specific Use Permit/Site Plan - 2755 E Main St (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation for a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4). The agent is David De Anda and the owner is Gustavo De Anda.

Mr. Howard stated the applicant is proposing to develop a 0.5 acre tract of land, constructing a 2,940sqft used auto sales office, with bays for make ready services. The proposed site plan will include up to 27 display parking spaces for their used auto inventory. Inventory vehicles are bought locally and will be driven to the site. The applicant will not be utilizing large car haulers or delivery trucks. The primary structure will have 2 vehicle bays that can be used for make ready services. The applicant is selling fully functional cars and will not be doing any repairs, other than those authorized and defined as make ready services by the Unified Development Code. Villa Real Motors will be open from 9:30am to 6:30pm Monday through Saturday and will have 2 employees.

Mr. Howard stated the Unified Development Code requires paving standards that the current asphalt on the property does not meet. Because this is existing asphalt, staff does not object to its continued use, however any replacement or major repairs to the drive and parking areas will need to meet current city standards. The applicant's property has access from E Main St and will have a 130ft long, 24ft wide fire lane extending towards the primary structure. The west and north property lines have an existing wrought iron style fence. The north fence line has a 25ft rolling gate. The proposed development will meet the parking requirements in the UDC. The required parking was calculated using the entire primary structure's footprint, however, the number may be reduced based on the actual square-footage of the office areas, and excluding the make ready service bays. This may allow additional display spaces and reduce the number of required parking spaces.

Mr. Howard stated the applicant has submitted a statement, requesting an appeal to the landscape ordinance. The applicant will, if needed, install landscaping along the right-of-way, subject to the approval of Ron McCuller, Director of Public Works.

Mr. Howard stated because of the requested appeal, staff cannot fully support the site plan; however, staff fully supports the proposed use at this location.

1. Submit a Landscape Plan consistent with the requirements of the Unified Development Code;
2. The development shall conform to the City Council approved Site Plan (Exhibit A - Site Plan) and Building Elevations (Exhibit B);
3. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150401/S150401, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:

- A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities;
 - B. The use of car haulers, trailers, wreckers, or any like vehicles for the delivery of inventory shall be prohibited;
 - C. Make Ready Services shall be conducted indoors;
 - D. There shall be no outside storage;
 - E. No inoperable vehicles shall be stored on-site for the purposes of repair and/or resale;
 - F. Any major repair to or replacement of paving shall be required to meet the current standards of the Unified Development code, as amended.
 - G. Any landscaping in the right-of-way shall be approved by the Public Works Director;
 - H. The required parking for the auto sales shall be calculated by 1/400sqft of office space of the primary structure. Future changes or additions to the use of the property, or the construction of additional structures, will require parking as stipulated in the Unified Development Code, as amended, for each use.
 - I. All operations shall maintain compliance with all federal, state, and local environmental regulations;
 - J. All operations shall maintain compliance with City Ordinance No. 7408 Automotive Related Business (ARB) regulations;
 - K. Must practice all best management practices listed in its storm water pollution prevention plan; and
4. Future expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.

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

David DeAnda, 2755 E. Main Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150401/S150401 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**