

PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014

PUBLIC HEARING AGENDA Item #16- SU141103 - Specific Use Permit - 301 N. Belt Line Road (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation for the approval of a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation with Outside Display within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line Road. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc.

Mr. Howard stated the applicant is proposing to expand non-conforming use of Auto Tire Sales and Installation. By receiving a Specific Use Permit, the property will be in a legal conforming status. The applicant is also proposing, as part of the expansion, to add Quick Lube and Tune Services, comprising of oil changes with minor auto repair. The current 2185 sqft building has 3 vehicle bays. The proposed new building will add 2400sqft and with another 3 vehicle bays. The applicant will be adding new concrete and expanding the parking areas and adding landscaping to comply with current zoning regulations.

Mr. Howard stated Car Zone is open Monday through Saturday from 8AM to 6PM and employee at least 3 full time employees. The business will provide several automotive services; oil changes, auto tire sales and installation, and minor auto repair. The site will have 6 vehicle bays; 2 bays for oil changes, 2 bays for tire installation, and 2 bays for minor auto repair. A detailed operational plan is attached to this report. The operational plan mentions old tires being stored on a trailer and routinely transported to a tire disposal site once a week; however, accessory outside storage is prohibited within a General Retail District and would not be permitted.

Mr. Howard stated the proposed development will meet the parking requirements in the UDC. The proposed site plan meets all the minimum density and development standards of the UDC, except for one item; the required front setback along Belt Line Rd. The site has an existing canopy that extends further than is allowed by today's standards. The posts of the canopy meet the required set. The landscape plan is consistent with the landscape requirements of Article 8 of the Unified Development Code. The applicant is proposing a dumpster enclosure, consistent with the design requirements of the Unified Development Code; a 12ftx12ft pad site with masonry walls at least 6ft in height, and a screening gate.

Mr. Howard stated the Development Review Committee does not support outside tire displays nor the storing of old tires on a trailer outside; however staff does not oppose the other requests from the applicant. Staff has concerns about the multiple code violations on this property throughout the years. Attached to this report is a summary of code violations document since the approval of the Automotive Related Business (ARB) ordinance in 2007. The history of non-compliance raises concerns, but staff does recognize that this request was made to help the property come into compliance with local ordinances. Staff recommends approval of a Specific Use Permit for Auto Tire Sales and Installation and Quick Lube and Tune Services with the conditions listed below:

1. The development shall conform to the City Council approved Site Plan: Exhibit B - Site Plan/Dimensional Control Plan, Exhibit C – Building Elevations, and Exhibit D – Site/Parking Areas & Landscape Plan.
2. As outlined within the submitted Operational Plan contained within the Specific Use Permit Application File No. SU141103, 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 used for maneuvering of customer vehicles;
3. All operations must maintain compliance with all federal, state and local regulations;
4. All operations shall maintain compliance with City Ordinance No. 7408 Automotive Related Business (ARB) regulations;
5. All operations must practice all best management practices listed in its storm water pollution prevention plan;
6. A Texas Commission of Environmental Quality (TCEQ) closure report for removal of underground storage tanks are required and must be submitted to Environmental Services before approval of any building permit;
7. Before any permit is issued, an official plat must be filed with the county;
8. Future expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.
9. The Specific Use Permit shall only be valid with the completion of the construction of the “Proposed Building”, as indicated on the approved site plan (Exhibit “B”). The proposed building must pass all inspections as determined by the Building Inspections Division of the Planning and Development Department. Oil changes shall not occur until such time.

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

Joel Downs with Texas Horse Stalls, 521 Bakers Branch Road, Waxahachie, TX was present representing the owners and to respond to questions from the Commission.

Chairman Garrett noted there have been several code violations on this property and asked what is being done to prevent these violations from recurring.

Abddin Hamed, 301 N. Belt Line Road, Grand Prairie, TX stated he has operated this business for the past 9 years. He said they are working on cleaning up the property, by adding an additional building all vehicles would be kept inside this is need for safety reasons and to comply with city codes. He said they only have a small tire display outside at this time.

Commissioner Moser asked if the entire property would be concrete, and would the existing building and canopy be redone.

Mr. Hamed replied yes, they want to have one unified look for the entire property.

Commissioner Motley asked what assurance can be giving to make sure code violations do not occur.

Amer Bami Mustafa, 3519 Willowood Circle, Suite 2009, Arlington, TX, replied by adding concrete paving for additional parking, and an additional building should keep them from having outside storage.

Mr. Alcorn noted a speaker cards submitted in support of this request.

Mohammed Ghanim, 301 N. Belt Line Road, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU141103 pre staff's recommendations and a one year review of the Specific Use Permit. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: 8-0

Motion: **carried.**