



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 4, 2018**

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

COMMISSIONERS ABSENT: Clayton Fisher

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, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #25– SU180602 - Specific Use Permit - Paintless Dent Repair, 2100 N. Highway 360 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a request for a Specific Use Permit for an Auto Body Shop use within a 7,500 square foot commercial lease space. The proposed auto body shop is located within a commercial lease space in the DFW Corporate Park Office Campus at 2100 N. Hwy 360, Suite 2200. Zoned Light Industrial (LI) District and located within the SH 360 Overlay Corridor District, GSC Development Corp Addition is generally located northeast of W. Carrier Pkwy and northbound SH 360 Service Road. The agent is Shane Clark and the owner is Ben Weil.

Mr. Lee stated the lease space, Suite 2200, is orientated towards the southeastern portion of the Office Park. The business has direct access from W. Carrier Parkway. Adequate customer parking is being provided up front (15 spaces), with employee and customer completed vehicle repair spaces located towards the rear of the facility. The space provides for two 12' overhead roll-up doors located on the rear of the facility and will not be visible from the street. The remaining elements and functions of the office park will be unchanged. According to the Operational Plan and discussion with the applicant, the single tenant Auto Body Shop facility will be open Monday through Friday from 9:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM. The repair shop provides primarily paintless dent and ding removal, utilizing unique tools and techniques developed to repair hail damage and other minor dings and creases to auto bodies without sanding, grinding and/or painting. The businesses will have 10 workstations with all work being done inside. This site shall conform to the Auto-Related Business Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas. No appeals are being requested by the applicant.

Mr. Lee stated the site shall conform to the Auto-Related Business (ARB) Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be in spaces designated on the operational plan. DRC recommends approval of the Specific Use Permit with the following conditions:

1. No repair work shall be performed outside;
2. The applicant shall not operate more than 10 bays or work stations;
3. The number of cars awaiting work or pickup shall not exceed the number of spaces designated for customer cars on the approved Site Plan/Operational Plan;
4. The operator shall maintain a ledger of all vehicles on the premises and shall make the ledger available to the City upon request.

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

Shane Clark, 14800 Landmark Blvd., Dallas, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked if they understood what the ledger was to be used for. Patrick Cantrell, Arlington, TX stated he is aware of the ledger and what it means, they will keep an inventory of the vehicles on site.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180602 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

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

Nays: None

**Approved: 8-0**

Motion: **carried**