

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

<u>PUBLIC HEARING AGENDA Item #18– SU170903 - Specific Use Permit - Salem Auto (City Council District 1).</u> Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit to allow for used Auto Sales. The 0.345 acre property is zoned LI, Light Industrial District and lies within the Central Business (CBD) Corridor Overlay District. The property is generally located on the North side of W. Main Street, approximately 300 feet west of SW 23rd Street. The property is addressed at 2326 W. Main Street and is in Council District 1. The agent is Amer Bani Mustafa, the applicant is Adel Elhindawi, Salem Auto, and the owner is Hassan Aboukarr.

Mr. Collins stated the property was previously used as a restaurant and more recently for used auto sales. The applicant proposes to use the existing building for offices and the existing lot for car display and storage. Per UDC requirements, all cars must be kept at least one foot from all property lines and at least three feet from the right of way. The City of Grand Prairie requires 1 parking space per 400 sq. ft. The applicant is providing five parking spots, while including one handicap parking space for the property. The City of Grand Prairie requires 5% on site landscaping for the Commercial zoning area(s). The applicant is proposing to add 604 sq. ft. of landscaping with including 2 trees, 21 shrubs, 460 sq. ft. of grass area, and 164 sq. ft. of mulch area.

Mr. Collins stated staff recommends approval of the Specific Use Permit with the following conditions: That the back area of the lot is repaved with a surface approved by the City to replace the substandard asphalt behind the existing chain link fence; That no Certificate of Occupancy be issued without the new paving being in place; That no repair work is done on any vehicles anywhere on the property except for what is defined as "minor auto repair" in Article 30 of the

Unified Development Ordinance, and that any such work defined therein is done only indoors; That no inoperable vehicles be brought to the site, be stored on the site for any length of time, or be sold from the site without being fully operable.

Commissioner Connor asked if the applicant would be required to repave the property and would the existing sign be repaired or removed.

Commissioner Spare stated there would not be any minor auto repair at this location, since the building does not have any entrances to conduct any repairs indoor.

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

Adel Elhindawi with Salem Auto, 2326 W. Main Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if Mr. Elhindawi understood staff's recommendation and conditions, that the back area of the lot is repaved with a surface approved by the City to replace the substandard asphalt behind the existing chain link fence.

Mr. Elhindawi said they would like to repave over the existing pavement.

Mr. Motley stated he would not be able to do any minor auto repairs, nor have any inoperable vehicles on site all cars being sold must be operable.

Mr. Norwood said staff would review the certificate of occupancy/permits and would make sure the pavement meets city standards.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170903 as presented and recommended by staff, with a one year review to make sure all of the requirements have been address. The action and vote being recorded as follows:

Motion: Womack Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**