

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 5, 2015

PUBLIC HEARING AGENDA Item #14 – SU151001/S151001 - Specific Use Permit/Site Plan - Auto Care Central (City Council District 2). Senior Planner Doug Howard presented the case report and gave a Power Point presentation for approval for Specific Use Permit to allow used auto sales. The site is about 1.3 acres and is zoned Planned Development 56 (PD-56). The property is generally located on the north side of Pioneer Pkwy., east of S Carrier Pkwy, and addressed as 520 W. Pioneer Pkwy. The agent is Rick Sala and the owner is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central.

Mr. Howard stated Auto Care Central is an existing general automotive repair facility on 1.3 acres. The facility has 6 overhead doors on the west and east sides of the building. All repairs are done indoors. The applicant is requesting permission to add Used Auto Sales to their certificate of occupancy. No major operational changes will occur with the addition of Used Auto Sales. The parking area will expand and parking spaces will be designated for inventory and display vehicles. They will not be doing major repair work to the vehicles that will be for sale, only minor repair.

Mr. Howard stated no changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. Auto sales businesses require 1 space per 400sqft of building as designated customer parking spaces. The proposed site plan will expand the parking area to the north side of the property. The applicant is required to have 18 parking spaces. The applicant is providing 37 parking spaces and 43 inventory and display vehicle parking spaces.

Mr. Howard stated the Unified Development Code requires a Type 1 masonry screening wall to be placed on property lines adjacent to residential property; however, the site plan, approved in 2009, allowed for a living screen along the west property line. Staff has no objection to the continuation of a living screen and shrubs approved previously. The proposed site plan shows adequate landscaping. Staff will need to review and approved a final landscape design with details prior to approval of any building permit or certificate of occupancy.

Mr. Howard stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval prior to any building permit or certificate of occupancy can be released or approved.
2. Operations must conform to the approved site plan.
3. A living screen, consistent with the site plan approved in 2009, must be extended along the west property line and parking areas. A detailed landscape plan must be submitted to the planning department and approved by the Chief City Planner or designee prior to the issuance of a building permit or certificate of occupancy. Landscaping must be installed prior to a certificate of occupancy being issued.
4. All conditions listed in SUP-829A, Ordinance 9181, will apply, excluding the prohibition of auto sales.

5. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
6. Must comply with the ARB ordinance.
7. Submit a schedule of maintenance activities for the detention basin and pump station. Must comply with maintenance activities, as approved by the city drainage engineer.
8. Any outstanding comments found in City Case File, #SU151001/S151001, must be addressed.

Commissioner Motley asked if SUP-829 includes auto sales and would this SUP include the vacant property to the west.

Mr. Howard replied no the SUP does not include use auto sales, the SUP would only apply to the property on the east, the applicant owns both lots, but the SUP would not allow use car sales on the western vacant lot.

Chairperson Garrett asked if all of the other automotive related businesses along Pioneer Parkway could come back before the Council and asked for an SUP for use auto sales.

Mr. Howard noted this is the only zoning district on Pioneer Parkway that would allow use auto sales with a SUP the property is in a planned development district.

Chairperson Garrett stated he is not comfortable having used auto sale along Pioneer Parkway.

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

Rick Sala, 339 E. Sandra Lane, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Sala noted this property is within a planned development district that allows auto sales with a SUP. He said the property to the west would be left vacant and not utilized with this development.

Commissioner Motley asked why he want to sell use cars at this location.

Nadar Farokhrouz with Auto Care Central, 520 W. Pioneer Parkway, Grand Prairie, TX stated he would like to raise his sales.

Commissioner Motley stated he does not want a used auto sales lot in this area just to be able to make more money, and does not want to start allowing these uses along Pioneer Parkway.

Mr. Farokhrouz stated this would provide a better serviced to the citizens of Grand Prairie, not just for making more money.

Commissioner Moser asked if Council has an overlay on used auto sales along Pioneer Parkway.

Mr. Crolley replied no, the SUP requirement was put in place for all used auto sales so each case could be reviewed.

Commissioner Womack stated he agrees with Mr. Motley concerns and does not want to see a used car lot along Pioneer Parkway.

Commissioner Spare stated as Commissioners we need to look at each case to make sure we are not setting a precedent we need to look now to make sure what happens in the future.

Chairperson Garrett noted one speak card submitted in opposition to this request.

Frank Taylor, 610 N.W. 18th Street, Grand Prairie, TX stated he is representing his mother who lives in the area, and would like this area to remain retail we do not need any used car lots along Pioneer Parkway.

Mr. Motley stated it is difficult for him to make a motion that does not help some ones business, but we have to look at what is best for our city. There being no further discussion on the case, Commissioner Motley moved to close the public hearing and deny case SU151001/S151001. The action and vote being recorded as follows:

Motion: Motley

Second: Womack

Ayes: Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: Garrett

Denied: **8-1**

Motion: **carried.**