

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #8-SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner is Hassan Alizaza.

Mr. Hinderaker stated the applicant proposes to develop a vacant tract of land consisting of two parcels totaling 14,248 square feet. The property will be required to be replatted into a single lot prior to development. The applicant has submitted a replat application that is being processed concurrently with this application. According to the Operational Plan and discussion with the applicant, the use car dealership will be open Monday through Friday from 9:00 AM to 6:00 PM. The dealership will have between 2 and 3 employees. All of the used cars will be acquired in drivable condition needed only minor repair (make ready type services) prior to placement on the lot for sale. Per this application, no other service beyond make ready services will be performed on the vehicles. The applicant is proposing to construct a 4,000 sq. ft. building. The structure will be 80ft. long x 50ft. wide and 16.5 feet in height from grade to top plate. The proposed roof pitch is 2.4:12. The total building height, from grade to roof ridge, is 21.5 feet. The floor plan of the building includes 1,000 square feet of office space with the balance of the building being open space to be used, for this application, for make ready services only. The building includes three 12-ft x 12-ft garage access doors to the open space within the building.

Mr. Hinderaker stated the building, including the roof, is primarily a metal structure except for the front façade that is proposed to consist of a mixture of brick and split-faced concrete masonry units from grade to the top-plate. The north elevation incorporates a 4-foot tall from grade split-faced CMU detail along the entire length of the façade. The total masonry content of the building is approximately 31%. The UDC requires a minimum masonry content of 85%. The applicant is requesting an appeal of the standard. The proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. As proposed, the project includes a total of 16 parking spaces, including one handicapped space. Per the UDC, three parking spaces are required for customer parking based on the above noted staff interpretation. However, staff is concerned that if additional auto related activities, many of which are permissible by right via a simple change-in-use application to the city to amend the Certificate of Occupancy, adequate parking may not be available for all the intended uses. While the proposal meets the minimum requirements per this application the applicant is hereby put on notice that the future uses of the subject property may be limited due to the parking limitations of the property.

Mr. Hinderaker stated the proposed dumpster enclosure is located at the entrance to the site within the front building setback. The dumpster enclosure is proposed to be constructed reinforced poured concrete masonry units, with metal access gates, painted to match the building. The applicant is proposing to plant three inch caliper Cedar Elm trees within the front setback in conformance with the UDC, which exceeds the minimum required by UDC. The total masonry content of the building is approximately 31%. Table 6D of the UDC requires a minimum masonry content of 85%. The applicant is requesting an appeal of the standard.

Mr. Hinderaker stated due to the noted appeal, the Development Review Committee cannot offer full support of the request.

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

Hassan Alizaza, 329 Camden Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Garrett stated his concern is the masonry requirement on the north side of the building and asked Mr. Alizaza if he would be willing to meet the 85% masonry requirement on the north side of the building.

Mr. Alizaza replied yes.

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

Motion: Moser

Second: Spare

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

Nays: None

Approved: **9-0**

Motion: **carried.**