

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #12 – SU151101 - Specific Use Permit - 2000 E Pacific Ave (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a Specific Use Permit permitting the operation of small trucking company w/fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3), is addressed as 2000 E. Pacific Avenue. The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue. The agent is Angelo Chokas, the applicant is David Ramirez, Ramco Logistics, and the owner is Billy Suggs.

Mr. Hinderaker stated Angelo Chokas, representing the owner Billy Suggs and the applicant David Ramirez, is seeking City Council approval of a Specific Use Permit application authorizing the operation of a small trucking dispatch business, w/fleet maintenance, on a developed industrial 0.55375 acre tract of land located within Central Business Corridor No. 3. As part of the applicant's trucking business operations, the applicant is also seeking a specific use permit authorizing the operation of major truck repair of non-fleet vehicles, which is classified, in Article 4 of the UDC, as Truck & Heavy Equipment Repair. This use is permitted by right in the Light Industrial District (all uses located within the LI District are permitted in the LI-LS District), but requires a Specific Use Permit if located within the Central Business District. The applicant is also seeking approval for Major Auto Repair. According to the applicant's operational plan and based on conversations with the applicant and his representative, Ramco Logistics is primarily a small truck dispatch company doing business with five trucks operating primarily in the upper Midwest. In addition to dispatch services, the applicant proposed to park/store his fleet trucks, when not on the road, which include up to five semi-tractors and five semi-tractor-trailers. Further, the applicant proposes to service and maintain (including major repair) his fleet trucks as well as non-fleet trucks. Finally, the applicant proposes to conduct major auto repair of passenger cars and trucks to supplement the trucking business. All service work and repairs are to be conducted indoors.

Mr. Hinderaker stated the subject property is 0.55375 acre property in size. The property is platted as part of the Twin Airports Industrial Addition, including Lots 35-40, Block O and Parts of Lots 32 to 34 and Parts of Lots 30 to 32. All minimum lot dimensional standards are met except for the required lot depth of 150 feet. The existing tract is only 90 feet deep. Staff recommends that the property be platted into a single lot. The property consists of one existing metal building that totals 3,840 sq. ft. (48' x 80'). The building contains a small office area built into the southwest corner of the building. The balance of the building is shop floor area. The building consists of three overhead shop door facing E. Pacific Street and one overhead shop door facing Industrial Avenue. The applicant's representative stated to staff that the west facing overhead door will not be used for vehicle access in and out of the building.

Mr. Hinderaker stated the property is accessed from both Industrial Avenue and E. Pacific Street. In regards to on-site parking, the UDC requires one parking space per 400 square feet of building area. Therefore, a minimum of ten on-site parking spaces are provided. The site plan includes eleven parking spaces. To accommodate the proposed on-site parking/storage of up to five semi-

tractors and up to five semi-trailers, the applicant proposed to utilize the unpaved parking lot located east of the building. The applicant also proposes to park/store up to ten passenger cars or trucks on this same gravel lot. The gravel lot is screened by six foot high metal fence. All parking standards are met except for the lack of concrete of the fenced parking lot. The applicant is seeking a waiver of this standard.

Mr. Hinderaker stated as the property is developed, no improvements, including landscaping are proposed as part of this application request. A dumpster will be housed between the metal building and metal fence and metal gates. Since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case.

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Chokas stated Ramco Trucking would be occupying the property.

Commissioner Motley asked why the applicant does not want to pave the parking.

Mr. Chokas stated the applicant does not have the funds to pave the property the property has been used as is for many years and is screened from any public view.

Max Coleman, 9 Heritage Court, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approved case SU151101 as presented and recommended by staff with the paving to be completed within two years of approval. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

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

Nays: None

Approved: **8-0**

Motion: **carried**