

## 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.

PUBLIC HEARING AGENDA Item #19– SU170904/S170904 - Specific Use Permit/Site Plan - Champion Collision Repair Center (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation A Specific Use Permit for Major Auto Repair and Auto Body and Paint Shop and Site Plan for Champion Collision Repair, an approximately 18,400 square foot industrial facility. Lot 1, Three Sixty Place Addition, Addressed as 2975 Eagle Dr. and zoned LI, Light Industrial district. The agent is Jessica Kilgore, AME Engineering Inc. and the owner is Sam Amer.

Me. Lee stated the two acre plat was established in November 1996 as Lot 1, Thirty-Six Place Addition. The applicant proposes a single-story 16,000 square foot masonry (concrete tiltpanels) building, providing multiple overhead roll up doors for vehicular access to accommodate the Auto Body and Paint Shop business. Primary access is being provided via two commercial driveway form Eagle Drive. Parking is being provided on both the eastern and western portions of the property. General customer and business parking spaces (21), including 2 accessible spaces are located on the western portion of the site. Employee and auto storage spaces (75) are located on the eastern portion of the site. The site provides a 12' X 12' masonry dumpster enclosure conforming to the exterior materials of the building. A future 25' X 25' hand car wash station is designated on the exterior northern portion of the facility. The property provides 22,399 sq. ft. of landscaping, including nine street trees and approximately 80 shrubs. According to the Operational Plan and discussion with the applicant, the single tenant Auto Body and Paint Shop facility will be open Monday through Saturday from 8:00 AM to 6:00 PM. The businesses will have 10 professional/technical employees and 4 administrative staff providing services (paint & body repair) to the general public as well fleet service for City of Grand Prairie, City of Arlington, Grand Prairie ISD, City of Irving, City of Lewisville and other private fleet vehicles

including FedEx and Enterprise Rentals. 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 paved surface. The building's exterior construction will consist of primarily masonry (concrete tilt-wall panels) with the exception of the front (western) elevation incorporating complimentary metal design. The metal exterior design exceeds the secondary exterior material requirement; therefore the applicant is requesting an exception to the required 85% masonry requirement for that portion of the building.

Mr. Lee stated staff recommends approval of the Specific Use Permit. Although staff typically would not offer support of a metal wall or sheathing material, the applicant in this case is proposing an architectural metal cladding on a tower element with a curtain wall storefront. Although metal is not allowed in the LI district outside an overlay, even as a material substitution, staff is supportive of its use as a secondary architectural feature.

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

Sam Amer, 3015 Eagle Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170904/S170904 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Fisher

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

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