



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 1, 2019**

COMMISSIONERS PRESENT: Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Shawn Connor, Lynn Motley.

COMMISSIONERS ABSENT: Chairperson Josh Spare, Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Vice-Chairperson John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #18- SU190402 - Specific Use Permit - Century Industrial Park, 1725, 1801, and 1801 E. Main Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit request for Major Auto Repair, Body Shop, and Outside Storage on 7.6 acres. Century Commercial Park, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas. 7.6 acre tract zoned LI, Light Industrial District within the Central Business District (CBD) Overlay Corridor, Section No. 3, generally located south of E. Main Street and approximately 140 feet west of S.E. 19th Street. The agent is Michael Martin, Bannister Engineering, the applicant is Daniel Adams, and the owner is Bill & Valarie Adams.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate a Major Auto Body Shop, Auto-Related Storage of truck and utility beds and continue the non-conforming uses on the property, which would be made conforming by the adoption of the SUP. As proposed, the applicant intends to redevelop the site, including the demolition and reconstruction as outlined below: Currently the 7.5-acre site consists of three primary structures including the following:

- 8,700 Sq. ft. "Mainstreet Auto Repair" and Fabrication Shop at 1725 E. Main St. (to be redeveloped into showroom and install facility along with repair facility)
- 5,500 sq.ft. Industrial Bldg. at 1801 E. Main St. will be demolished (to be replaced by 15,000 square foot building for auto repair along with custom bedwork and "upfitting" as detailed in the attached Operational Plan)

- 1,500 sq.ft. Auto Sales Bldg. at 1821 E. Main St. (to be partially demolished and renovated for auto sales)

Mr. Lee stated the site was initially developed in the early 1950s, therefore as the land uses and vehicle circulation evolves it left an awkward and unusually traffic control situation; making redevelopment challenging. With the redevelopment, one exist drive from Main St will be retained while the other existing drives will be closed; the current unbuilt fourth leg of the intersection of E. Main St. and Small St. will be constructed, allowing a looped configuration along with the existing west drive from E. Main Street. A secondary access point is proposed which would connect a concrete commercial drive to S.E. 19th Street providing truck and fire access to and from the site. The company intends to operate normal work-day business hours as similar to their current operations. With the expansion, their plan indicates hiring at least 10 additional technicians, 6 office worker and 4 service writes and 4 support staff. In addition, the unpaved area in the back of the site currently used for bed storage will be concreted and landscaping on the property will be improved to exceed City requirements. 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 and unused truck beds shall be on areas designated on the Site Plan and shall occur only on a concrete surface.

Mr. Lee stated the applicant is requesting to allow for variance to Article 6 UDC, Section 18, Minimum Masonry Requirement for Non-Residential Structures requiring primary exterior materials be constructed of masonry. As reflected on the applicant's exhibit, they are proposing the new facility be constructed of metal façade on all four sides, including architectural metal panel. Staff recommends approval of the requested Specific Use Permit in conjunction with the redevelopment of the existing uses on the site, but does not support the applicant's request for a variance to masonry exterior construction requirements.

Vice Chairperson Lopez asked if there would be a fence around the property. Mr. Lee replied yes there would be a wrought iron fence with a gate.

Commissioner Moser asked if the entire rear of the property would be concrete. Mr. Jones stated the entire site would not be paved due to some low areas, but a flood study would be conducted.

Vice-Chairperson Lopez stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Daniel Adams, 1300 E. Main Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190402 as presented and recommended by staff, granting the variance to masonry exterior construction requirements. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None

Approved: 7-0

Motion: **carried.**