

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016

Case Item #16-SU120404C - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Renewal of a Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincent Duan.

Mr. Hinderaker stated as required by Ordinance 9972-2015 for Specific Use Permit 886B the City Council shall conduct a public hearing six months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that the property continues to have a number of code violations.

Owner Vincent Duan, 2812 Monterey Court, Plano, TX stated this location has been operating for the past four years. Mr. Duan recommends there be “No Parking Signs” installed along the street to keep cars from parking at this location, because he keeps telling his tenants not to park there and they keep telling him it is not their vehicles.

Commissioner Motley stated he has four tenants and does they have copies of the SUP ordinance, his tenants need to know what they can and cannot conduct on the property. As the owner Mr. Duan is responsible on how their operations are working, but has no compelling reason as to why this SUP should not be revoked.

Mr. Duan stated he has worked with the City to comply for the past four years, the property has improved for the better and he keeps trying to do his best with his tenants.

Commissioner Moser noted Mr. Duan had a business burned down 6 years ago, because someone was living on the premises, these violations have been going on way too long.

Commissioner Spare noted he is not in support of the SUP renewal.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and deny case SU120404C, SUP renewal, and revoking the SUP ordinance indefinitely. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: 9-0

Motion: **carried.**