

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016**

PUBLIC HEARING AGENDA Item #22– SU160507/S160503 - Specific Use Permit/Site Plan - 2012 Young Ave (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit and a Site Plan for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs.

Mr. Lee stated the applicant proposes to develop vacant Industrial zoned property consisting of four parcels totaling 13,969 square feet (100' wide x 140' deep). Dating back to the early 1950's, The Twin Airports Industrial Addition originally established 25' wide lots for residential purposes. More recently as the area transitioned to commercial & industrial uses, properties were eventually combined to accommodate those uses. Remnants of single family uses exist to this day in the immediate area and are expected to eventually transition to industrial uses. The applicant proposes to construct a 4,800 sq. ft. building and concrete parking lot for a major auto repair services including paint shop and auto body work. 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 4 employees (inclusive of the applicant).

Mr. Lee stated the applicant is proposing to construct a 4,800 sq. ft. building constructed with pre-finished metal wall panels. The structure will be 48ft. long x 100ft. wide and 16 feet in height from grade to top plate. The building's roof is metal-seam with a pitch of 1:12. The building includes three (3) 12-ft x 14-ft garage access doors within the building facing west and one 12-ft X 14-ft facing Young Street. The proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 15 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site. The property is within the LI-LS zoning district, LI-LS zoning does not require landscaping on site.

Mr. Lee stated the applicant is requesting two appeals. The standard design and location of roll-up type overhead doors should be restricted from direct access to public way (street) for safe ingress onto the site as well as limiting patrons from parking in front of the door resulting in blocking primary access to the property for normal circulation and possibly emergency access, and the standard on-site 12' X 12' dumpster enclosure requirement for refuse and trash.

Mr. Lee stated due to the nature, size and constraints on properties within the LI-LS zoning district; Staff recognizes & acknowledge the need for flexibility in developing properties in this area and does not oppose the location of the overhead door subject to no parking in front of the door area. For those same reasons, Staff concurs with the applicant that roll-out dumpsters can

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be appropriate in this area subject to each business placing their dumpster inside overnight or when businesses are closed.

Mr. Lee stated staff recommends approval subject to Planning & Zoning Commission's consideration to the applicant's request for certain exceptions/appeals.

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

Angelo Chokas, 101 NW 8<sup>th</sup> Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Max Coleman, 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 approve case SU160507/S160503 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

Nays: None

Approved: 9-0

Motion: **carried.**