

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014**

**At this time Commissioner Moser recused himself from case SU141003/S141002 due to a conflict of interest.**

PUBLIC HEARING AGENDA Item #13- SU141003/S141002 - Specific Use Permit/Site Plan - Delgado Auto Sales (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation to approve a Specific Use Permit for Used Car Sales within a Commercial (C) District and a Site Plan for the development of a 0.5 acre lot within the Central Business District Overlay; District No. 4. The property is located at the northeast corner of NE. 29th St. and E. Main St. The agent is Wilkins, Design Alchemy LLC and the owner is Mario Delgado.

Mr. Howard stated this site is currently vacant. The applicant is proposing to develop this property for the use of Used Auto Sales within a Commercial (C) District. The applicant is proposing to have anywhere between 35 to 38 vehicles on display for sale. Ancillary to the primary use, the applicant will also be performing "Make Ready" services, as defined by the UDC, on vehicles to prepare them for sale. Article 30 of the UDC defines "Make Ready Service" as a repair or service procedure necessary to prepare a used vehicle for sale, which may include, but not be limited to, the replacement of wipers, headlights, light bulbs, clear water rinse, detailing, or tire inflation or repair. The applicant will not be using large truck to load or unload vehicles. All vehicles will be driven on-site individually by an employee of the business.

Mr. Howard stated the applicant is planning the hours and operation of the business to be Monday-Saturday from 9:00 am to 6:30 pm, employing 4-5 employees.

Mr. Howard stated the applicant will have access from E. Main St. The site currently has access from 29<sup>th</sup> St. Because of concerns about traffic along 29<sup>th</sup> St., the applicant is proposing to close those existing access drives. The proposed development will meet the parking requirements in the UDC. Because the applicant is proposing to close the existing access drives along 29<sup>th</sup> St, it will be difficult to maneuver a garbage truck in order to pick up the trash. The applicant is requesting relief from the city's dumpster enclosure requirements.

Mr. Howard stated due to the appeal listed above, staff cannot offer full support of this request. Staff has no serious objections to this appeal.

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

Mario Delgado, Project Manager with Delgado Auto Sales, 4214 N. Davis Street, #48, Dallas, TX was present representing the case and to respond to questions from the Commission.

Chairman Garrett noted one speaker cards submitted in support of this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX  
Richard Botturff, 314 N.E. 29<sup>th</sup> Street, Grand Prairie, TX stepped forward in opposition to this request on the intention of use grounds, on historical grounds, and personal grounds. Mr. Botturff

stated there are already too many distributors on Main Street, and submitted a written speech to staff.

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case SU141003/S141002 granting the applicant's requested appeals, and staff's recommendations. The action and vote being recorded as follows:

Motion: Arredondo

Second: Johnson

Ayes: Arredondo, Garrett, Gray, Johnson, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**