

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 2, 2014

PUBLIC HEARING CONSENT AGENDA Item #7-SU140602/S140601 - Specific Use Permit/Site Plan - 2302 E Pacific Avenue (City Council District 5). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a specific use permit and site plan to operate a tractor trailer sales business. The 11.07-acre property, located at 2302 and 2229 E. Pacific Avenue, is zoned Light Industrial (LI) District and is within District No. 3 of the Central Business District Overlay Corridor. The agent is Teo Kukic, Pacific Truck Sales and the owner is Nezira Gegic, Prime Central Realty.

Mrs. Thomas stated the subject site is comprised of two unplatted lots consisting of 11.07 acres. The property is currently being used for a variety of trucking and trucking-related businesses. This specific use permit would allow tractor-trailer sales and storage on the 6.5-acre property addressed 2229 Pacific Avenue. Access both properties will be provided through the use of an existing mutual access driveway from Pacific Avenue. A 90,000-square-foot metal industrial building exists on the property. This proposal does not involve constructing any new structures. The only change to the property proposed by the applicant is the addition of tractor trailers for sale, lease, and storage. The applicant will provide 104 parking spaces to accommodate all uses. The table below provides details regarding parking for this use. Twelve 40 feet long by 12 feet wide spaces have been set aside for the Pacific Truck Sales use.

Mrs. Thomas stated the Development Review Committee recommended approval of the tractor trailer use subject to the following conditions:

1. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU140602/S140601.
2. The project approval is subject to the Development Review Comments contained in Attachment 1 of this staff report.

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

Teo Kukic, 2302 E. Pacific Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Max Coleman, 9 Heritage Court, Grand Prairie, TX stepped forward in support, he has been in the area since 1980 and Pacific Truck Sales has been a good property owner.

Trina Hall, 926 S. Center, Grand Prairie, TX stepped forward in opposition to this request. She said as a long time citizen of Grand Prairie she is concern with the traffic of the tractor trailers traveling along Jefferson and Main Street. She stated she has a granddaughter that attends Garcia Elementary school and every times she turns onto Bagdad she is afraid she is going to get hit by the tucks blocking her view the trucks should use Pacific Street and Industrial Avenue to travel on. Mrs. Hall stated her major

concern is not just for her, but for the citizens of Grand Prairie and is afraid there might be a major accident.

Commissioner Motley asked if she normally uses Jefferson to take her granddaughter to school.

Mrs. Hall replied yes and sometimes Main Street.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140602/S140601 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Moss

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**