

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016

Case Item #9-SU151004A - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Renewal of a Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincent Duan.

Mr. Hinderaker stated as required by Ordinance 9954-2015 for Specific Use Permit 978 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 a number of code violations.

Mr. Hinderaker stated since the SUP is new and Code Enforcement have not conducted their early inspection staff recommends that an additional six months renewal be given to the applicant.

Owner Vincent Duan, 2812 Monterey Court, Plano, TX stated the property just obtained the Certificate of Occupancy on April 29th. The tenant is not salvaging on the property, he purchases doors and mirrors from the salvage yards and repairs vehicles. He has about 40 doors and mirrors onsite.

Commissioner Motley asked if he believes he has the right to sell use parts.

Mr. Duan replied yes, it is listed in the ordinance and on the Certificate of Occupancy.

Commissioner Johnson asked as the owner of the property how often does he visit the site.

Mr. Duan replied about 3 to 4 times a week.

Commissioner Motley asked if there is some misunderstanding between the owner and the tenant, the owner needs to provide the tenant with a copy of the SUP ordinance.

Commissioner Lopez stated the owner of the property should take care of his tenants to make sure they are in compliance with the SUP ordinance, because if there are more code violations in the next 90 days the owner is taking a risk having the SUP revoked.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and renew case SU151004A for an additional 90 days to allow the owner to comply with the SUP ordinance. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

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

Nays: Johnson, Womack

Approved: 7-2

Motion: **carried.**