



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 2, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Megan Mahan, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #14– SU151004C - Specific Use Permit Amendment - 309 SE 14th Street (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation request to revise SUP-978 to include Tire Sales and Installation with Outdoor Display in an existing commercial building at 309 SE 14th Street. Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C - Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The agent is Oscar Hernandez and the owner is Vincente Duan.

Mr. Jones stated the applicant is seeking to modify their SUP to include Tire Sales and Repair. The applicant proposes to utilize the existing building to sell and install tires with outdoor display racks. All work is proposed to be done indoors, with no tires or parts stored outdoors and no work done outdoors. The applicant is also proposing to operate a State Vehicle Inspection station and to conduct Minor Auto Repair as authorized in Article 4 of the Unified Development Code. No appeals are being requested, but an appeal was granted with the original SUP to utilize the existing parking, which is one space short of required parking for an Auto-Related Business. In staff's initial discussion with the applicant, it was stated that staff was uncomfortable with putting additional auto-related businesses in place at this location beyond what was already authorized in the existing SUP. Staff stated that if the applicant applied for an SUP for Tire Sales and Installation, it was staff's preference that the new SUP should replace the uses currently listed on the approved SUP, including Major Auto Repair and Auto Body and Paint. After this initial discussion, the applicant paid an additional fee to apply for the Tire Sales and Installation with Outdoor Display, and requested to retain the existing uses authorized by the SUP granted in 2015.

Mr. Jones stated staff recommends approval of the Specific Use Permit for Tire Sales and Installation with Indoor Display only, with the following stipulations:

1. If uses currently allowed in the SUP are retained, staff recommends that in the operation of Tire Sales and Installation on the property, the following conditions should apply:
  - a. Auto repair operations shall be limited to Minor Auto Repair as defined in Article 30 of the Unified Development Ordinance.
  - b. No inoperable vehicles will be transported to or stored on the property.
  - c. No Major Auto Repair or Auto Body and Paint uses will be granted occupancy until the Tire Sales and Installation operation ceases, and the operation of Major Auto Repair or Auto Body and Paint uses, as defined in Article 30 the Unified Development Code, at the same time as tire sales and installation will constitute a violation of the ordinance.
2. That all display and storage of tires take place indoors.
3. That all work be conducted indoors.
4. That only one tenant be allowed occupancy on the property.
5. That an operational plan be submitted to Environmental Services showing how the business plans to store and dispose of used tires.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers. Mr. Motley noted the applicant was not present to represent his case.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU151004C as presented, and approval of Tire Sales and Installation with No Outdoor Display per staff's recommendation, with all work, display, and storage to be conducted indoors. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 8-0

Motion: **carried.**