

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, , Eduardo Carranza.

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, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #5- SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit Amendment for an existing Used Car Sales Lot to add Major Auto Repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami.

Mr. Jones stated the Specific Use Permit amendment is being requested in order to expand the current allowable use to include major repair of private vehicles, not open to the public, with the existing Used Auto Dealer. As per the operational plan, this will be only for vehicles owned by Prince Motor Cars and will not be available for public use. Staff inspected the property and operations on October 2nd and was accompanied by the Code Enforcement Division. The inspections conducted indicated that there is a violation that will need to be addressed before a CO is issued. Inspections noted the following violation; Fire lane was not clear. The DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- Auto repair will be strictly for vehicles owned by Prince Motor Cars.
- The right to conduct private major auto repair on-premise is not transferrable and will expire if the property is transferred to another owner or operator or if subdivided.
- No paint and body work on-site.

- No salvaging of parts on-site.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- Any non-permitted uses must cease before a CO is issued.
- That a courtesy inspection be performed after 6 months to verify compliance.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tony Shotwell, 309 NE 31st, Grand Prairie, TX stepped forward representing the case and the property owner and to answer questions from the commission. Mr. Shotwell said this is a good business that would fit in with the surrounding area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU090104C as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: carried.