

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014

PUBLIC HEARING AGENDA Item #14- TA141001 - Text Amendment - Permissible Uses. Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation to approve a Text Amendment to modify Section 14, “Use Charts” of Article 4: Permissible Uses of the Unified Development Code to amend the zoning districts where the use, Auto Glass (Repair and Tint), is a permitted by right or by specific use permit. The owner/applicant is James Hinderaker, Planning Division, City of Grand Prairie.

Mr. Hinderaker stated on August 18, 2014, the City Council Development Committee, following an agenda item discussion on the matter, directed staff to prepare an ordinance for review and consideration by City Council amending Section 14, “Use Charts” of Article 4: Permissible Use of the UDC to include Auto Glass (Repair & Tint) as a Permitted Use by right within the Commercial District.

Mr. Hinderaker stated the impetus for the CCDC discussion and recommended action was the inability of the property owner of 3018 E. Main Street to open an auto glass repair shop because the said use was not allowed either by right or with an approved specific use permit in the Commercial District. CCDC noted that the prohibition of auto glass (repair and tint) uses in the Commercial District didn’t make any sense when the use is currently allowed, with an approved specific use permit, in the General Retail (GR), Commercial One (C-1) District, and Central Area Districts, which are all considered less intense zone district categories than the Commercial District. CCDC also noted that Section 3.3.6 of Article 3 of the UDC states that the Commercial District is intended to provide suitable areas for the development of medium intensity commercial uses, such as automotive related services. They also noted that a number of other auto related uses, that are arguably more intense in nature, are allowed either by right or with a specific use permit in the Commercial District.

Mr. Hinderaker stated the City utilizes the 1997 edition of the North American Industry Classification System (NAICS) to define all uses contained within Section 14 “Use Charts” of Article 4; Permissible Uses of the UDC.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed amendment to Section 14, “Use Charts” of Article 4: Permissible Use of the UDC as provided in the attached draft ordinance.

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

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case TA141001 per staff’s recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

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

Nays: None
Approved: **7-0**
Motion: **carried.**