

PLANNING AND ZONING COMMISSION DRAFT MINUTES AUGUST 4, 2014

PUBLIC HEARING AGENDA Item #8- SU140702 - Specific Use Permit - 521 W. Marshall Drive (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez.

Mr. Howard stated in GR zoning, a State Inspection use is allowed by right. The site is being planned for two phases. The initial phase will encompass improvements to the parking areas and the removal of the existing fuel island canopy on the west side of the property. Phase two, which is planned to start a year or two after opening, will bring about slight changes to the parking areas and the addition of a small storage building, which will be used for tire storage.

Mr. Howard stated the applicant has provided staff with a detailed operational plan. The site will have three primary uses; Tire Sales and Installation, State Inspections, Oil Changes with Minor Auto Repair. The building on site once had three vehicle bays. Two of the bays were replaced by large windows, but will be converted back to vehicle bays. Detailed operation can be viewed in the operational plan. Staff has provided a summary of the uses below:

Bay 1 will facilitate the tire sales and installation. New and used tires will be stored indoors, between Bays 1 and 2. Damaged tires will be stored in the back of Bay 1. Damaged tires will be picked up at the end of each day. There will be no outside storage or display of tires. To reduce noise caused by tire installation equipment, the applicant is proposing that the door to Bay 1 will be closed. After the completion of Phase 2, the damaged tires will be store in the storage building on the south end of the property.

Bay 2 will service the vehicle state inspections.

Bay 3 will be used for oil changes and replacements of spark plugs, filters, and other related minor auto repairs.

Mr. Howard stated according to the site plan, the applicant is proposing to have all the parking towards the interior of the lot. No parking spaces will be directly adjacent to the street rights-of-way. The applicant will meet the required parking

Mr. Howard stated the applicants are requesting two appeals: 1) Relief from the dumpster enclosure requirement; 2) Relief from the landscape requirements for Phase 2.

Mr. Howard stated staff does not feel this location is a good fit for the nature of these automotive uses. Staff is concerned with noise generated from the site as well as the potential visual clutter of vehicles waiting to be served on site. Due to the property's adjacency to residential homes and the appeals, mentioned above, the Development Review Committee is not in support of the proposed uses and does not recommend approval of the request specific use permit.

Commissioner Moser noted the applicant is before the Commission because of the tire sales, installation, lube center, and minor auto repairs.

Mr. Howard replied yes, he noted the state inspection is permitted by right in a general retail district.

Chairman Garrett stated the applicant is asking for an appeal to the dumpster requirements, and asking permission to enroll in the commercial hand pick-up or to be able to utilize the Inglewood Baptist Church dumpster, but staff has indicated the commercial hand pick-up is not an option, along with the Church dumpster which is located at a far distance.

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

Simry Ramirez, 204 Memory Drive, Fort Worth, TX was present representing the case and to respond to questions from the Commission. Mr. Ramirez noted the property has been vacant and boarded up for seven years, this use would benefit the neighborhood the bay doors would remain closed during working hours in order to prevent noise. He stated they would be providing a dumpster in closer in the future during phase 2 of the project.

Commissioner Moser asked if the property has already been purchased.

Mr. Ramirez replied yes.

Mr. Garrett noted several speaker cards submitted in support of this request.

Pastor Gomez, 1637 Ash Street, Grand Prairie, TX
Janette Espegel, 938 Pangburn Street, Grand Prairie, TX
Fernando Ramirez, 3431 Racquet Club, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend denial of case SU140702 per staff's recommendations. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moser

Ayes: Arredondo, Garrett, Gray, Moser, Motely, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**