

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES AUGUST 3, 2015**

PUBLIC HEARING AGENDA Item #8 - SU150802 - Specific Use Permit - 3015 Eagle Drive, Suite 400 and 600 (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a Specific Use Permit for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. Applicant is Halid Amer and the owner is Yan Wu.

Mr. Howard stated Champion Collision Repair Center will operate out of two existing suites, 600 and 400, located at 3015 Eagle Dr; totaling just under 8,000sqft. Champion Collision Repair will not be performing general auto repairs or vehicle rebuilds, but will focus solely on auto body repairs and painting. Their clientele consists of walk-in-customers and insurance companies. The applicant states that they will not be working on more than 5 vehicles at a time. Champion Collision Repair will have five employees onsite during business hours. Hours of operation will be Monday through Saturday from 7 am to 5 pm.

Mr. Howard stated the property currently has 3 other tenants in the 16,000sqft building. The Unified Development Code requires at least 13 parking spaces for the existing tenants; 6 parking spaces for the 2 existing warehouse uses and 7 parking spaces for a tire sales and installation shop. For an auto service related business, the UDC requires 1 space per 400sqft of building. Champion Collision Repair has 8,000sqft; requiring 20 parking spaces. The property has a total of 24 parking spaces, leaving only 11 spaces for Champion Collision Repair and is 9 spaces short. The applicant has restricted the amount of parking he requires by limited the number of vehicles that will be worked on at any given time. In addition, the applicant is requesting that the city recognize the 5 storage spaces inside the building, leaving the property 4 spaces short, instead of 9. The property has a total of 24 parking spaces, leaving only 11 spaces for Champion Collision Repair and is 9 spaces short. The applicant has restricted the amount of parking he requires by limited the number of vehicles that will be worked on at any given time. In addition, the applicant is requesting that the city recognize the 5 storage spaces inside the building, leaving the property 4 spaces short, instead of 9. If approved, the parking reduction would limit the uses of the remaining suites. If one of the existing businesses was to move out, the property owner would not be able to lease the property for a use that would require more parking than the previous tenant's use.

Mr. Howard stated staff cannot fully support the applicant's request due to the appeal listed above, however, should the Planning and Zoning Commission approve the appeal, Staff recommends the following conditions:

1. The auto body and paint shop use shall be limited to the areas currently recognized as suites 400 and 600. An address change request must be submitted to the planning department, requesting city combine suites 400 and 600 into one (1) suite;
2. The auto body and paint shop use shall require 11 outside parking spaces and shall be designated on the approved site plan. 13 parking spaces shall be designated as required parking for other businesses on the property. No use shall be permitted that would require parking to exceed the 13 total parking spaces allotted for other businesses, unless authorized in accordance with the Unified Development Code, as amended;

3. All vehicles must be parked within clearly marked parking spaces, as shown on the approved site plan. There shall be no parking within drive aisles or fire lanes. The use of the public rights-of-way for parking, loading, or unloading shall be prohibited.
4. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150802, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - a. All damaged vehicles must be parked inside in the five (5) spaces shown on the approved site plan. No more than five (5) customer vehicles may be stored onsite;
  - b. A ledger shall be kept on-site and maintain by the business operator and shall be presented upon request by the Police Department and Code Enforcement during inspections or investigations. The ledger shall maintain information and documentation for each vehicle receiving repairs or services. Items maintained and contained in this ledger shall include:
    - i. Date the vehicle entered the site for services or repairs;
    - ii. Customer Name;
    - iii. Vehicle Identification Number, Make, Model and Year;
    - iv. Type of services or repairs needed and/or performed;
    - v. Estimated time of completion;
    - vi. Date the vehicle was removed from site; and
  - c. All operations shall maintain compliance with all federal, state, and local environmental regulations;
  - d. All operations shall maintain compliance with City Ordinance No. 7408, Automotive Related Business (ARB) regulations; and
  - e. Must practice all best management practices listed in its storm water pollution prevention plan; and
5. A Site Plan Mylar must be submitted to the planning department for review and approval. Future changes to the parking or expansions to this facility, regarding this Specific Use Permit, will require the submittal of a revised site plan for review and approval to the Planning Department;
6. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150803
7. This property shall meet the standard Specific Use Permit compliance standards; as follows:
  - a. The City Council shall conduct a public hearing one (1) year after City Council approval of the Site Plan 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government;
  - b. This Specific Use Permit shall automatically terminate if a Certificate of Occupancy is not issued for an Auto Body and Paint Shop; within one (1) year after City Council adoption of this Ordinance, or upon cessation of the use for a period of six (6) months or more.

- c. The operation of this site shall be in strict compliance with 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government.
- d. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
- e. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
- f. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

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

Commissioner Womack stated the Commission holds a briefing session before the meeting therefore most of their concerns are address during that time, but are open to questions from the applicant and citizens on the pending cases.

Halid Amer, 3015 Eagle Drive, Suite 400, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He noted all of the vehicles would be located inside the building.

Chairperson Garrett asked if he currently operates this type of business, and asked if this facility would be adequate for his type of work.

Mr. Amer replied yes he currently has operates a business, along with some auto repairs at his current facility on Arkansas Lane, but would only be doing collision work at this location. Mr. Amer stated this facility is more than adequate for collision work.

Commissioner Johnson asked how many employees would be employed.

Mr. Amer replied they would have five employees.

Commissioner Spare asked how many customers would they having in a day, and would they have adequate customer parking.

Mr. Amer stated they would only have five cars in storage at one time and would all be located inside, their customers would only come by to check on their vehicles therefore they would not stay long. He stated there would be plenty of parking for their customers.

There being no further discussion on the case, Commissioner Johnson moved to close the public hearing and approve case SU150802 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Johnson

Second: Lopez

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**