

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 2, 2015

PUBLIC HEARING AGENDA Item #17 – SU120404B - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for the approval of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan.

Mr. Hinderaker stated as required by Ordinance 9749-2014 for Specific Use Permit 886A the City Council shall conduct a public hearing six months after City Council adoption of this Ordinance 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 other applicable regulatory requirements and/or enforced by the state and federal government.

Mr. Hinderaker noted as required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that overall operations on the site have improved from last year, but that there continues to be a number of code violations. The main problem last year was the fact that the auto body shops were painting without a paint booth. A paint booth has been permitted and added to the facility. Environmental Services is recommending approval. However, staff recommends that an additional SUP renewal be conducted in one year to ensure continued compliance with the SUP conditions of approval.

Mr. Hinderaker stated staff recommends that an additional SUP renewal be conducted in one year to ensure continued compliance with the SUP conditions of approval.

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

John Guaniglia, 2518 Central Avenue, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He is the only general auto repair user at this location. He stated they have plenty of work at this location and sometimes during off working hours some vehicles get towed to their site and the truck drivers just drop them off, but they would make sure that they are dropped off inside the property.

Vincent Duan, owner of 2518 Central Avenue, Grand Prairie, TX stepped forward in support of this request.

Commissioner Moser said he visited this site back in 2012 and recalls the owner stating no parking would be allowed on the street. He does not have a problem giving them another 1 year review, but would ask that they clean up the property and stay in conformance with city codes.

Commissioner Spare asked what changes would Mr. Duan make to make sure the all the violations stop.

Mr. Duan replied he would monitor his clients closer, have a dumpster set onsite, the garbage would be pickup twice a week, and would make sure all of the vehicles would be behind the fence.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU120404B as presented and recommended by staff, and the owner must provide staff with a new operational plan within 30 days of approval. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**