



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

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, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #15– SU181003/S181004 - Specific Use Permit/Site Plan - The Adonis Companies (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a request for a Specific Use Permit and Site Plan for Adonis Auto to operate a Major Auto Repair facility with Auto Body & Paint Shop. Site 3, Block 6, GISD Commercial 5#, Phase 3, City of Grand Prairie, Tarrant County, Texas, a 5.5 acre property is zoned Light Industrial (LI) District and addressed as 1908 110th Street. The owner is Vikki Pruitt.

Mr. Lee stated properties along 110<sup>th</sup> Street were originally developed for office/warehouse uses dating back to the mid-1970s; being a part of the Great Southwest Industrial District. Since its 1995 remodel, the building at 1908 11<sup>th</sup> street has been occupied for industrial warehouse and light manufacturing uses by various commercial end-users for flex-space office/warehouse uses. The two-story 90,000 square foot facility provides front entry access orientated towards 110<sup>th</sup> Street, overhead and dock doors facing south and adequate visitor and employee parking on the eastern portion of the property. The remaining elements and functions of the industrial site will be unchanged, including adequate landscaping features. The landscape existing landscape elements include 30' edge from the street with mature live oaks, interior crape myrtles and an approximate 90' landscape buffer located on the southern portion of the property. According to the Operational Plan and discussion with the applicant, the single tenant Auto-Related Business; Adonis Companies consisting of three divisions: Adonis Financial, LLC, Columbia Southwest RE., and Adonis Auto Group, LLC. The proposed corporate and administrative functions shall occupy the 26,000 square foot space; with the remaining 42,000 designated primarily to the auto-reconditioning functions of the operation. Major auto body, paint shop and associated conditioning require SUP oversight. ARB proposed functions are to be located towards the northeastern portion of the facility, entirely inside. In accordance with the applicant's

Operational Plan, Adonis' Retail Dealership shall remain in Arlington and no car sales shall be allowed from the Grand Prairie location. The company anticipates adding approximately 30-50 new employees, operating from 8:00 AM until 8:00 PM, Monday –Friday, and from 8:00 AM to 7:00 PM on Saturdays. Working entirely inside, the goal is to provide make-ready inventory for the company's used car dealership, while forming its corporate center for administrative and financial services. This site shall conform to the city's ARB regulations. The ARB standards include a list of regulations assuring compliance with Grand Prairie's adopted environmental, building and fire codes.

Mr. Lee stated staff recommends approval of the Specific Use Permit subject:

- ARB related activities are performed inside.
- No inoperable vehicles are to be stored on-site for 48 hours maximum.

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

Vikki Pruitt, 3030 LBJ Frwy., #1600, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Matthew Burton, 804 N. Watson Road, Arlington, TX was present in support of this request.

There being no further discussion on the case, Commissioner Coleman moved to close the public hearing and approve case SU181003/S181004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Lopez

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**