

### **August 16, 2016 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Minor Automotive Repair use for Lots 1 and 2, Block A, Harley-Davidson Allen Addition; generally located north of Motorsport Court and west of US Highway 75. (5/18/16-41) [Discount Tire]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a request for a Specific Use Permit for Discount Tire.

The property is generally located north of Motorsport Court and west of US Highway 75, and is zoned Planned Development PD No. 55 Commercial/Office C/O. The properties to the north and south are zoned Planned Development PD No. 55 Commercial/Office C/O. The property to the west is zoned Agriculture Open Space AO and Planned Development PD No. 55 Commercial/Office C/O. The properties to the east (across US Highway 75), are zoned Shopping Center SC and Light Industrial LI.

Ms. Kulkarni said that the applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use, specifically for a Discount Tire. The Planned Development ordinance requires an Automotive Repair use to receive a Specific Use Permit (SUP) to locate within this zoning district.

The property is the current lot of the existing Harley Davidson building as well as the vacant lot to the south. The Harley Davidson will be relocated somewhere in Allen. The property will be replatted to include both lots, totaling a net area of 2.32± acres. The SUP Site Plan shows the existing 24,333 square foot building for office, retail, and minor automotive repair use, with the intent of this store to be a regional store. The two proposed service bay doors will face the southern end of the building, and will be screened by an eight-foot masonry screening wall on the eastern side.

Ms. Kulkarni discussed the access points - there are three access points into the site; one existing access points to the north through a Fire Lane, Access, and Utility Easement, one existing access point to the east on US Highway 75, and one proposed access point to the south on Motorsport Court.

Parking and open space requirements exceed *ALDC* standards. Right-of-way on US Highway 75 will be dedicated. The existing 5' sidewalk on the northern portion of the site will continue to the south along US 75. A 4' sidewalk is also proposed along Motorsport Court. Ms. Kulkarni also mentioned some of the notes listed on the SUP Site Plan.

The existing building is two stories with a maximum building height of 31'. The building is constructed of brick, E.I.F.S, metal, and glass. Additional arch elements have been added to the north and west elevation of the existing building.

Ms. Kulkarni concluded that the Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

Commissioner Ogrizovich asked if two bay doors would be sufficient for a Discount Tire. He said some of the Discount Tires he has seen have more than two bay doors.

Juan Vasquez, 1919 South Shallow Road (Suite 440), Garland, Texas, Civil Engineer, addressed the commission. He said most Discount Tires have three bay doors with six bays (two bays per door). In this instance, there are two bay doors with four bays (two bays per door).

Commissioner Ogrizovich asked if that is similar to other Discount Tires.

Mr. Vasquez answered no. Most Discount Tires have three bay doors with two bays each (six total). Mr. Vasquez said some older, retrofitted places only have two; others (especially newer stores) have three bay doors.

Commissioner Ogrizovich said there appears to be some room by the proposed bay doors. He wanted to ensure that a third bay door would not be installed.

Mr. Vasquez said that is correct. He explained that Discount Tire is currently in Plano with an expiring lease, and the regional VP saw this property for sale and wanted to have a store (and a regional office) in Allen. The space adjacent to the bays is the office area.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking asked when the SUP would go into effect. He asked if the SUP is tied only to the Discount Tire or if the existing Harley Davidson can utilize this for automotive repair.

Ms. Kulkarni said the ordinance will include only Discount Tire, so they will be the only ones able to operate at that location. She said she is not aware specifically about the timing and when the Harley Davidson will relocate.

Chairman Cocking confirmed that only Discount Tire will be able to operate at that location with the Minor Automotive Repair Use.

Ms. Kulkarni said correct.

**Motion:** Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit SUP for Lots 1 and 2, Block A, Harley-Davidson Allen Addition; generally located north of Motorsport Court and west of US Highway 75, for Discount Tire.

**The motion carried.**