

## **February 21, 2017 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 1,400± square foot portion of a building located on Lot 2, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.) (SUP-12/13/16-120) [North Dallas Auto Tint]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a public hearing for a Specific Use Permit for North Dallas Auto Tint. The property is generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.). The properties to the north, south, and east are zoned Shopping Center SC. The property to the west (across US Highway 75) is zoned Planned Development PD No. 108 Mixed-Use MIX.

Ms. Mohan stated that the applicant is proposing to tenant a 1,400± square foot portion in an existing 8,400 square foot building for a Minor Automotive Repair use. A Minor Automotive Repair use within a Shopping Center SC district requires a SUP per the ALDC. Ms. Mohan explained that the SUP Site Plan shows one existing service bay door on the eastern end of the building for this suite.

There are two existing access points for the entire development, both on the US Highway 75 Service Road, and both through a 24-foot Firelane, Access, and Utility easement. Parking within the site exceeds ALDC standards. Ms. Mohan explained that the SUP Site Plan includes notes indicating that there shall be no outdoor storage on the site, no outdoor display or merchandise of products on the site, and that all cars left overnight shall be stored in the bay door prior to closing. There are no proposed changes to the exterior of the building.

Commissioner Ogrizovich asked if the parking designated on the SUP Site Plan is specifically for the subject use or if the parking is open to any tenant in the center.

Ms. Mohan replied that the parking is designated on the plan only to indicate that seven spaces are required for the subject use. The shopping center as a whole can accommodate all uses in the center as all tenants share spaces and there are no designated spaces for any individual use.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Commissioner Ogrizovich asked if the owner planned to only do window tinting or if there would be any additional minor automotive work.

James Burgeon, 820 Spring Brook Dr. Allen, TX, owner, addressed the Commission. He stated that he plans on doing tinting and other auto film functions such as wrapping vehicles, but will not be conducting any additional mechanical functions. He stated that other similar uses exist in the shopping center but he sees his business as complementary, but not in competition with the mechanic uses.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a Minor**

**Automotive Repair use for North Dallas Auto Tint; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.)**

**The motion is carried.**

DRAFT