

September 19, 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 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (and commonly known as 600 N. Central Expressway.) (SUP-022317-18) [Allen Car Care Center]

Ms. Hayley Angel, Planner, presented the item to the Commission. Ms. Angel stated the item is Specific Use Permit for Allen Car Care Center. She stated that the property is generally located south of Allen Drive and east of US Highway 75. The properties to the north, east, and south 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. Angel stated that the applicant currently tenants a suite in an existing building for Allen Car Care Center, which is categorized as a Minor Automotive Repair use. She stated that the applicant is proposing to expand their current suite and tenant a total of approximately 4,744± square foot building. The property is currently zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Minor Automotive Repair use within the SC zoning district.

Ms. Angel noted that the SUP Site Plan shows two existing service bay doors on the northern portion of the building.

Ms. Angel stated that there are two existing access points into the site on the US Highway 75 Service Road, both through a 24' Fire Lane, Access, and Utility Easement. She noted that parking on site complies with the Allen Land Development Code standards.

Ms. Angel mentioned that the applicant is adding landscaping including trees and shrubs on the western side of the building.

There are no proposed changes to the exterior of the building.

Ms. Angel stated that the Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

1st Vice-Chair Trahan noted that the Commission received one letter:

- Gerald Chester, 600, 602, 604, and 606 N. Central Expressway, Allen, TX, SUPPORT

Commissioner Orr asked if the applicant had proposed any changes to the exterior of the building and if the existing bay doors would be able to handle the expansion of the building.

Ms. Angel stated that the existing bay doors will remain and that the landscaping is the only proposed exterior change.

Commissioner Autrey asked if the existing glass would be changed.

Ms. Angel stated the previous tenant of the suite, a glass contractor, was no longer a tenant of the building, which is what is allowing the proposed tenant to expand.

Commissioner Autrey clarified his statement, stating that he was referring to the glass that is currently on the building.

Robert Ellis, the Applicant, 4127 FM 1569, Greenville, TX, stated that he intended to keep the building the same and simply needed the additional floor space.

Commissioner Autrey stated that there are two suites on the western portion of the building that have glass doors.

Mr. Ellis stated that it was all one room.

Commissioner Autrey stated that he understood that. He clarified that his question was concerned with the glass façade. He stated that he wanted to know if that façade would be taken out, used for office space, or if fire had any concerns with the façade.

Ms. Angel stated that a representative from the Fire Department is included in the Technical Review Committee process and that if there had been concerns, they would have been addressed during the review. She noted that the Fire Department did not have any concerns about the glass façade.

1st Vice-Chair Trahan stated that the applicant will be doing the same business but expanding and that he was happy to see that happen.

Motion: **Upon a motion by Commissioner Orr, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP for a Minor Automotive Repair use, generally located south of Allen Drive and east of US Highway 75.**

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Dan Metevier
Gene Autrey
Luke Hollingsworth
Michael Orr

Absent:

John Orgizovich