

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #10 – SU030102B - Specific Use Permit Amendment - 1100 W Pioneer Pkwy (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for an amendment to Specific Use Permit 726A and its corresponding site plan for Used Auto Sales. The property is 1.29 acres and is zoned Commercial (C) District with the S.H. 161 Corridor Overlay District. The property is addressed 1100 W Pioneer Pkwy, west of Robinson Rd. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno.

Mr. Hinderaker stated Lightning Auto will still continue to sell cars in the manner that has already been approved. The purpose of this request is to extend the SUP boundaries to include the 0.33 acres to the east of the original SUP. The owners have recently replatted the two properties into one lot. They will discontinue the existing commercial car wash use, and use those facilities to perform their make ready services vehicles intended to be sold. No changes to the building materials are being proposed as part of this request. A portion of the car wash structure will be removed, in order to create a larger drive aisle to accommodate fire protection and 2-way traffic. Access will be the same for customers. The business will use the existing access to Robinson to bring in new vehicles to be washed and prepped for sale.

Mr. Hinderaker stated the applicant is asking for a reduction in the screening fence setback. The UDC requires a setback of at least 25ft for a screening fence. The applicant is requesting a reduction of 15ft to achieve a 10ft setback. The applicant has submitted a letter explaining the reason for this request. That letter has been included as an attachment to the report. The fence is proposed to be masonry with a wrought iron style gate.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval prior to any building permit or certificate of occupancy can be released or approved.
2. Operations must conform to the approved site plan.
3. Landscaping must be installed along Robinson Rd, between the new fence and the ROW.
4. All conditions listed in SUP-726A will apply.
5. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
6. Must comply with the ARB ordinance.
7. Any outstanding comments found in City Case File, #SU12030102B must be addressed.

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

E. D. Hill, 209 Skye Lane, Midlothian, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved case SU030102B as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried**