



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 2, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

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, Megan Mahan, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #12– SU171005 – Specific Use Permit – Continental BestDrive Tire Service and Retreading (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation request to approve a Specific Use Permit to operate a Tire Retreading operation in an existing industrial building in association with commercial truck tire center for sales and tire related service, addressed as 4003 Grand Lakes Way. The owner/applicant is Jeff Thornton, Duke Realty, LP.

Mr. Helm stated BestDrive commercial truck tire center will occupy approximately 118,007 square feet of the 282,507 square foot building addition. Continental BestDrive's commercial truck tire center will offer the following services: 4 Drive In Service Bays, Tire Service, Mounting, Dismounting, Alignment and Balancing, Tire Repair, and 24 hours Road Service according to the operational plan. All service work and inventory storage will take place inside the facility. Tire storage will occur inside the facility, which is equipped with an automatic sprinkler system. From the outside, no odor would be created by the operation. One box trailer would be parked outside to catch rubber shavings to be recycled. The facility will employ 17 employees and it is planned to be open Monday through Friday between 8:00 AM and 5:00 PM and Saturday between 8:00 AM and 12:00 PM. One additional shift may be added at a future date. If the SUP is approved, staff recommends including a provision allowing for the additional shift.

Mr. Helm stated access to the subject property will be off of Grand Lakes Way. The property is fully developed with an existing access drive, drive aisles, parking areas all paved with concrete

in compliance with the UDC. Staff recommends approval of the request for a Specific Use Permit.

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

Randy Wood with Duke Realty, LP, 14241 Dallas, Parkway, Ste 1000, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Wood stated they developed Grand Lakes Business Park, they desiring to expand their existing business.

Commissioner Coleman stated he has been in the trucking business and notice an odor when retreading tires, have they had any complaints from the surrounding neighbors.

Mr. Woods replied no.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve cases SU171005 as recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 8-0

Motion: **carried.**