

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014**

PUBLIC HEARING AGENDA Item #12- SU141001 - Specific Use Permit - Advance Auto (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation to approve a Specific Use Permit for New Auto Parts Sales within a General Retail (GR) District. The site is located at 425 S. Belt Line Road. The agent is Samantha Igou, Arc Vision Inc. The applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas.

Mr. Howard stated Advanced Auto Parts is a retail store selling new auto parts. They expect to have 3-5 full time employees and 3-6 part time employees working on a typical day. Their hours of operation are proposed to be Monday-Saturday from 7:30 am to 9:00 pm and Sunday from 9:00 am to 8:00 pm. Advance Auto Parts will typically see 150-260 customers per day. There will be no outside storage. A full operation plan is attached to this report. Typical Daily activities will include tasks like the following:

- Auto Part Sales
- Storing used oil from customers; to be recycled
- Minimal replacement of auto parts such as wiper blades, batteries and light bulbs.
- Parts checking on items such as batteries and alternators

Mr. Howard stated this is an existing strip mall type development. The overall building is 28,418 sqft. Advance Auto will be occupying the southernmost suite, at 10,284 sqft. The site currently has 3 driveway access points to the east from S. Belt Line Rd. and 3 access points to the north from E. Grand Prairie Rd. The existing development is exceeding the retail parking requirements in the UDC. Advance Auto requires 35 parking spaces with 2 designated handicapped spaces. The overall site requires 103 spaces and is exceeding that requirement. The applicant will be remodeling the lease space. All existing exterior brick will remain and repairs to any damage area will occur. An existing dumpster is located near on the south side of the property near west property line. This dumpster serves all the tenants of this site.

Mr. Howard stated the Development Review Committee recommends full approval of this site plan.

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

Don Hendrickson, Manager for Advance Auto, 118 Piney Point, Murchison, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case SU141001 per staff's recommendations. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moser

Ayes: Arredondo, Garrett, Gray, Johnson, Moser, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**