

Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an Automobile Repair, Sales and Service use, for Windshields R Us, proposed in an approximately 2,500 square-foot space, on an approximately 1.67-acre property, located on the west side of Sports Parkway, approximately 250 feet southwest of the intersection of Keller Parkway and Sports Parkway, zoned Commercial (C), located at 112 Sports Parkway, Suite B. Mike Pennington, applicant. Tamara Thomas, owner. (SUP-20-0020)

Item H-3 Aerial View



Zoned: C

Item H-3 Zoning Map



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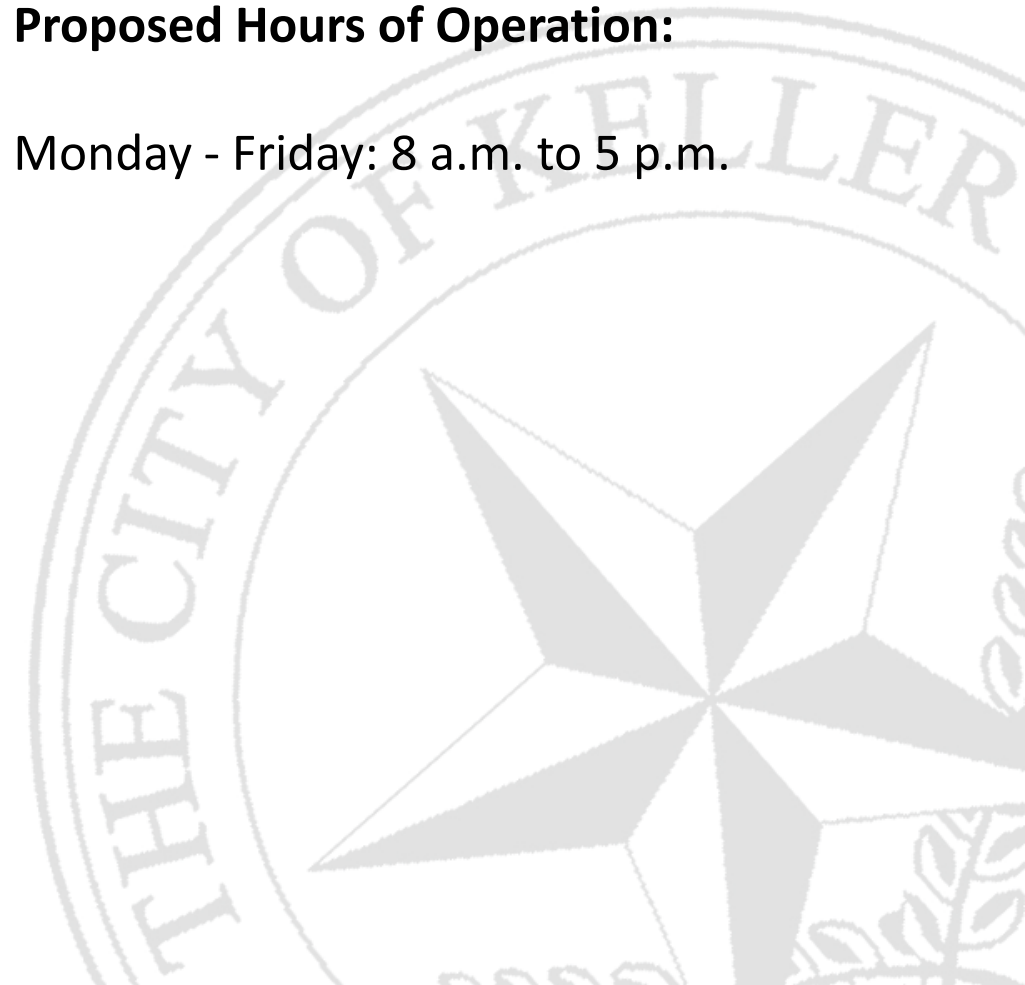
- In 2019, JRC Repair Services (Cell Phone Repair) was issued a Certificate of Occupancy for 112 Sports Parkway Suite B. The space has been vacated since August 2020.
- The applicant is requesting to utilize the approximately 2,500 square-foot space for an Automobile Repair, Sales and Service use for their business.
- The applicant's services include window tinting, glass repair, video calibration, and storage for necessary equipment.
- Since the property is zoned Commercial, all Automobile Repair, Sales and Service uses require an SUP.

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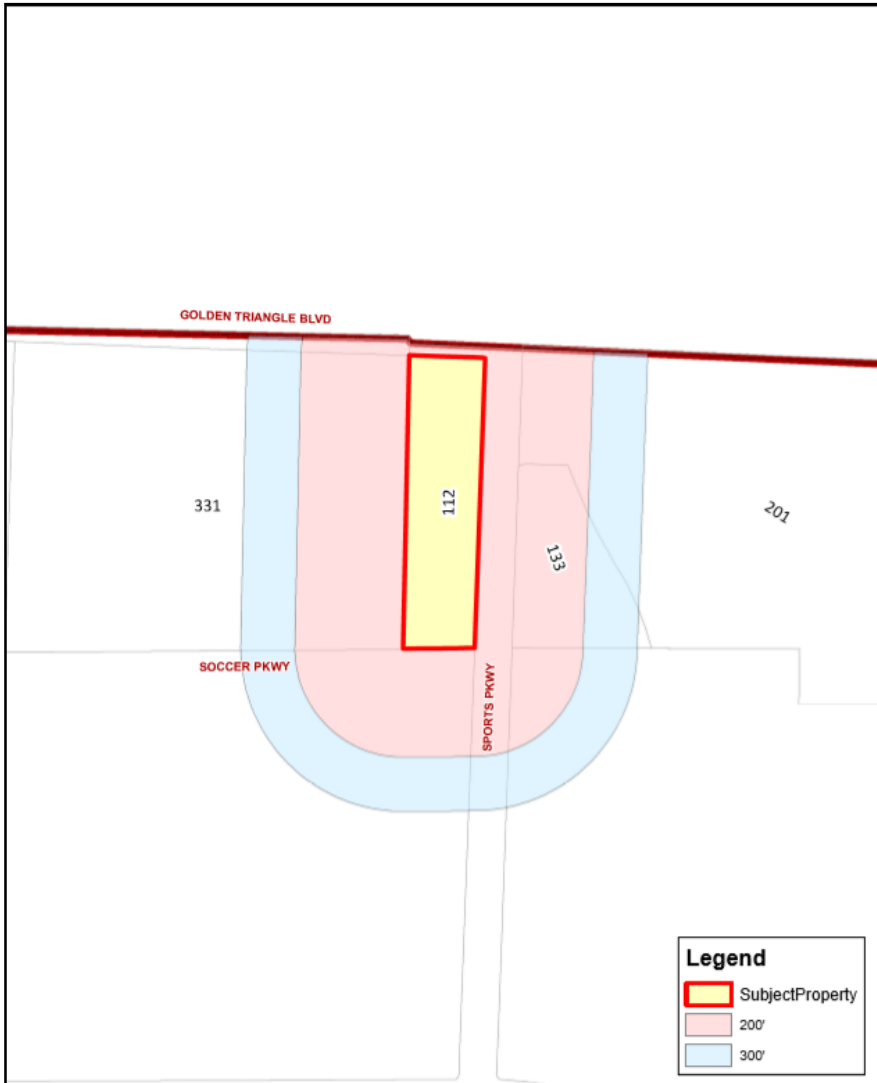


Proposed Hours of Operation:

Monday - Friday: 8 a.m. to 5 p.m.



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- On Oct. 30, 2020, the city mailed out 6 letters of notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has not received any additional written support or opposition regarding this SUP application.

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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
3. The nature of the use is reasonable and appropriate in the immediate area;
4. Any negative impact on the surrounding area has been mitigated; and
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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On Nov. 10, 2020, the Planning and Zoning Commission unanimously voted to recommend approval of this item.



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The City Council has the following options when considering a Specific Use Permit :

- Approve as submitted
- Approve with modifications or additional amendments(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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