



Legislation Details (With Text)

| | | | |
|----------------------|---|----------------------|------------------------------|
| File #: | 20-503 | Version: | 1 |
| Type: | New Business | Status: | Agenda Ready |
| File created: | 11/4/2020 | In control: | Planning & Zoning Commission |
| On agenda: | 11/10/2020 | Final action: | |
| Title: | PUBLIC HEARING: Consider a request for 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) | | |
| Attachments: | 1. 111020_WindshieldsRUS_SUP-20-0020_Maps, 2. 111020_WindshieldsRUS_SUP-20-0020_Application, 3. 111020_WindshieldsRUS_SUP-20-0020_Pictures | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

To: Planning and Zoning Commission

From: Matthew Cyr, Planner I

Subject:

PUBLIC HEARING: Consider a request for 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)

Background:

- 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 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.

Proposed Hours of Operation:

- Monday- Friday: 8:00 A.M.-5:00 P.M.

Summary:

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.

Citizen Input:

On October 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 also posted on the site.

As of November 3, 2020, Staff has not received a response from the public regarding this SUP application.

Alternatives:

The Planning and Zoning Commission has the following options when considering an SUP application:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this SUP application will be scheduled for City Council action on December 8, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Application and Narrative Letter
- Pictures