



Legislation Details (With Text)

File #: 20-528 **Version:** 1

Type: New Business **Status:** Approved

File created: 11/20/2020 **In control:** City Council

On agenda: 12/1/2020 **Final action:** 12/1/2020

Title: 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)

Attachments: 1. 120120_WindshieldsRUS_SUP-20-0020_Ordinance1995, 2. 120120_WindshieldsRUS_SUP-20-0020_Maps, 3. 120120_WindshieldsRUS_SUP-20-0020_Application, 4. 120120_WindshieldsRUS_SUP-20-0020_Pictures, 5. Item H-3 Windshields R Us Presentation

Date	Ver.	Action By	Action	Result
12/1/2020	1	City Council	close the public hearing	Pass
12/1/2020	1	City Council	approve	Pass

To: Mark Hafner, City Manager

From: Julie Smith, Community Development Director

Subject:

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)

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 six letters of notification 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 20, 2020, Staff has not received a response from the public regarding this SUP application.

Planning and Zoning Commission Action:

The Planning and Zoning Commission recommended approval by a vote of 7-0 at the November 10, 2020, Planning and Zoning Commission meeting.

Alternatives:

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

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