

Auto Web Expo
DRAFT P&Z MINUTES
JUNE 2, 2016

Public Hearing To Consider And Act On An Ordinance To Amend the Zoning And **Establish A Special Use Permit For A Used Car Dealership To Allow Outdoor Display** With Special Conditions On An 1.65 Acre Tract Zoned Light Industrial (LI) And Located at 2317 Midway Road; Amending The Official Zoning Map Accordingly. **Case No. 06-16SUP1 Auto Web Car Dealership.** Case Coordinator: Loren Shapiro.

Shapiro presented the case stating that the applicant proposed to install landscaping along Midway, repave the parking area, to enhance the façade with stone and to have one raised display pad on the NW portion of the property. He reviewed the stipulations and advised that staff recommended approval.

Dillon Rahani, Dallas, stated offer high end luxury automobiles and were excited to be part of Carrollton. He stated the appearance of the building is very important because of the type of automobiles they sell. He stated they would comply with all of the stipulations required.

Kraus suggested landscaping between the north end of the property and the adjacent vacant lot and Mr. Rahani voiced his agreement stating they were working closely with the City Arborist.

Chair McAninch asked the applicant if there would be an objection to a stipulation requiring approval by the Arborist to insure compliance prior to the issuance of a Certificate of Occupancy and Mr. Rahani replied there would be no objection.

Kiser voiced a concern about emergency service access and Fire Marshal Scott Tittle replied that they would require a fire lane along the north façade of the building. Kiser also asked about the limitation of 45 vehicles and the applicant replied they would do what is necessary to make sure they meet the limit. He added that they do not service the vehicles on site.

Daniel-Nix asked about their previous site and the applicant stated they sold the building on Plano Parkway but wanted to stay in the North Dallas area. Daniel-Nix asked how they obtain the inventory and Mr. Rahani stated the vehicles were lease returns from the factory. He explained that they would have a separate facility for preparing the vehicles for sale and would also use the site for vehicles above the 45 limit.

Chair McAninch opened the public hearing and invited speakers to address the Commission. There were no speakers. She offered the applicant an opportunity for closing comments. Mr. Rahani stated they've had a great experience so far and hoped Commission would believe in them. He stated they would be an outstanding resident for Carrollton.

Chair McAninch stated she has been opposed to the used car dealerships in the area and stated the City did not need to cover the area with used cars. She stated she lives in close proximity and is very sensitive to the fact. She agreed that the location currently looks terrible and appreciates the fact that the applicant would do the landscaping which would make it look great and the building would look great, but when the used cars are displayed, it would not look great any longer. She stated she was opposed to the request and stated that she did not think that the City needed any more used car dealerships in that area of Carrollton; it is oversaturated.

**Auto Web Expo
DRAFT P&Z MINUTES
JUNE 2, 2016**

Chadwick stated he would also vote against the request because he did not feel another car dealership was needed along Midway Road.

Daniel-Nix underscored to the applicant the importance of meeting and maintaining the regulations. She hoped the applicant would bring back revenue and business into Carrollton and stressed the importance of keeping the area beautified.

****Daniel-Nix moved to close the public hearing and accept the ordinance to amend and approve the Special Use Permit with all the stipulations that are listed, with the added stipulations to add landscaping to the north end of the lot as well as a stipulation that the landscaping must meet full compliance with the landscape plan as inspected by the City Arborist prior to issuance of the Certificate of Occupancy, for Case No. 06-16SUP1 Auto Web Car Dealership; second by Kiser and the motion was approved with a 4-2 vote, McAninch and Chadwick opposed; Nesbit, Sundaran and Romo absent.***