

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of June 4, 2015**

Hold A Public Hearing To Consider And Act On An **Ordinance Amending A Special Use Permit** For a Used Car Dealership With Special Conditions Located At 1010 Hutton Drive To Expand The Use To An Adjoining Lot Generally Located On The Southwest Corner of Hutton Drive and Belt Line Road, Amending Accordingly The Official Zoning Map. **Case No. 06-15SUP1 Certified Autoplex/KM** Midway Real Estate. Case Coordinator: Michael McCauley.

Michael McCauley presented the case to amend the existing SUP to expand the outdoor display of the used car dealership. He used an aerial photo to depict the subject site of approximately one acre that was covered with sod and an existing building. Part of the request was to use portions of the attached canopy as an indoor facility for the showroom and other ancillary uses. He advised that staff was in support of the request to expand the outdoor display with stipulations outlined in the case report. He advised that staff did not receive any comments from the public.

Kami Akhaveissy, 1010 Hutton Drive, Certified Autoplex, stated he has been in Carrollton one and a half years and already needed to expand. He stated he understood all of the stipulations and asked to remove Item 7 with regard to installing an island between every 10 parking spaces because the island would not be visible from Belt Line Road, that the islands could pose a hazard to their inventory when moving the vehicles and third, because it would cause a loss of the flow of the existing lot. He stated to make up for the request, he would be willing to add more landscaping along Belt Line as well as Hutton Road to enhance the view of the lot.

McCauley stated the request for the islands was to bring the site into compliance with the Landscape Ordinance. He stated the landscape ordinance requires the islands for new or used car dealerships.

Nesbit asked about the height of the CMU block wall along the railroad spur and McCauley stated he believed it was eight feet and that all new fencing would match what is currently installed. Nesbit and staff discussed where the fencing and wall would be. Nesbit concluded that as proposed, the project would result in having approximately 37 feet of frontage on Belt Line Road where citizens could see into the parking lot and most of the lot being visible from Hutton Drive.

McAninch asked the applicant about the enhanced landscaping and Akhaveissy replied that they would be willing to do what staff recommended in lieu of the islands. He stated that because they consider their business as an upper scale dealership then the beautification of the lot was their number one goal.

Stotz felt it would be a better use of the applicant's fund and better visually to place additional landscaping outside the fence to screen the view. He also noted the improvement to the site since

the applicant purchased the site and encouraged the expansion as well as working with the applicant on the island issue.

In response to Nesbit's question about their parking lot, Akhaveissy stated it was an enclosed parking lot. No one is able to just drive onto the lot; whether they are walk-in customers or are there by appointment, everyone is escorted to the vehicles from the office area.

Krause commented that it made sense to him to add the landscaping around the exterior rather than the interior.

Chair McAninch opened the public hearing and invited speakers to address the Commission and there being no speakers, she closed the public hearing and offered the applicant an opportunity to close the presentation.

Mr. Akhaveissy stated he looked forward to working with the City as the business grows.

- \* ***Stotz moved approval of Case No. 06-15SUP1 Certified Autoplex with staff stipulations, deleting Stipulation No. 7 and replacing it with “the applicant will work with City staff to determine an appropriate amount of additional landscaping to be placed on the perimeter of the property; second by Nesbit. Chair McAninch stated that normally she doesn't support requests for used car dealerships but is in support of this one since it was, in her opinion, on the correct side of IH-35 to have auto dealerships. The motion was approved with a unanimous 8-0 vote (Kiser absent).***