

**SPECIAL USE PERMIT**

Case Coordinator: Shad Rhoten, AICP

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LI) Light Industrial District with SUP-405

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(LI) Light Industrial District	Undeveloped
SOUTH	(LI) Light Industrial District	Warehouse/Manufacturing
EAST	(LI) Light Industrial District	Administrative Offices / Warehousing / Outside Storage Yard
WEST	(LI) Light Industrial District	Hutton Branch Creek

**REQUEST:** Amend SUP-405 to add the use “Other Motor Vehicle Sales” for the sale of watercraft (boats) and associated trailers

**PROPOSED USE:** Used automobile sales and repair (existing) with the sale of boats and trailers

**ACRES/LOTS:** Approximately 3.17-acres / 1 lot

**LOCATION:** 1010 Hutton Drive

**HISTORY:** On April 2, 2013, SUP-405 was established to allow used automobile sales and accessory repair service (Ord. 3547).

On September 2, 2014, SUP-405 was re-established to allow used automobile sales and adding automobile repair services and automobile paint and body services as an accessory use (Ord. 3639).

On July 17, 2015, there was an amendment to SUP-405 to include additional property in the SUP boundary (Ord. 3690).

On September 4, 2018, there was an amendment to SUP-405 to add covered parking to protect the automobile inventory from inclement weather (Ord. 3873).

**COMPREHENSIVE PLAN:** Industrial

**TRANSPORTATION PLAN:** West Belt Line Road is a Six-Lane Divided Arterial (A6D) and Hutton Drive is a Four-Lane Divided Arterial (A4D).

**OWNER:** MMM Realty LLC / Mehdi Ebrahim

**REPRESENTED BY:** Kamal Khalilian

## **STAFF ANALYSIS**

### **PROPOSAL**

Request an amendment to Special Use Permit (SUP-405) to add the use “Other Motor Vehicle Sales” for the sale of watercraft (boats) and associated trailers. The business is currently operating as a used automobile and light load truck dealership with accessory auto repair and automotive paint and body services.

### **HISTORY**

In 2013, SUP-405 was approved allowing a used car dealership with an accessory repair shop.

In 2014, SUP-405 was amended to allow an accessory garage and a paint and body shop.

In 2015, SUP-405 was amended to expand the used car dealership northward for the used car dealership with accessory automotive repair and paint and body shop.

In 2018, there was an amendment to SUP-405 to add covered parking to protect the automobile inventory from inclement weather (Ord. 3873).

Three existing buildings are located on the property with surface parking for auto display. The middle main building contains canopies at the center of the property covering vehicles. An 8-foot tall masonry wall is located along the west side of the property and an 8-foot tall ornamental metal fence along Belt Line Road and Hutton Drive.

### **ZONING ORDINANCE**

Uses classified as other motor vehicle sales including the sale of watercraft or boats, require a Special Use Permit. Amendments to approved Special Use Permits require Planning and Zoning Commission recommendation and City Council approval.

### **ELEMENTS TO CONSIDER**

The existing covered parking contains three separate structures of equal width and provide a minimum 10 feet separation in-between each, in order to meet city building code. The Conceptual Site Plan exhibit shows the general location of three covered parking structures. The structures consist of a metal roof supported by posts over an existing surface parking lot.

Additional land area and pavement was added to the site in 2015. All automobile inventory for sale is located underneath the canopy structures.

The applicant proposes to store the boats and trailers underneath the canopy structures similar to the used automobiles. No automobiles would be permitted to be stored between the front face of the building and Hutton Drive, within any required customer/employee parking or any designated fire lane or maneuvering aisle.

Enhanced landscaping was provided at the periphery of the property along Belt Line Road and Hutton Drive.

#### **CONCLUSION**

Staff believes the use of “Other Motor Vehicle Sales” is appropriate at this location. The boats and trailers shall be stored underneath the existing canopies similar to the used automobile inventory. No additional area is being added to the property for the sale and storage of boats and trailers.

The property is located adjacent to industrial warehouse and distribution, a drainage canal, and flood plain. This property configuration, location, and frontage on Belt Line Road appears to have minimal visibility compared to most other dealerships adjacent to arterials and expressways. The impacts of adding additional inventory for sale should be minimal at this location.