

**PLANNING & ZONING COMMISSION MEETING
MARCH 2, 2017 DRAFT MINUTES**

7. Public Hearing To Consider And Act On An Ordinance To Amend the Zoning And Establish A Special Use Permit For All Other Amusement & Recreation Industries (Personal Vehicle Storage) On An Approximately 2.55-Acre Tract, Zoned PD-91 for the (C/W) Commercial/Warehouse District Located In The Vicinity Of The Southeast Corner Of Marsh Ridge Road And Reeder Drive; Amending The Official Zoning Map Accordingly. Case No. 03-17SUP2 Garages of Texas. Case Coordinator: Loren Shapiro.

Loren Shapiro, Chief Planner, presented the case and explained that the applicant was requesting use for personal storage of automobiles, personal items and basically an auto condominium. He explained that personal storage/garage condominiums are not defined in the city's Comprehensive Zoning Ordinance (CZO), the closest use identified is NAICS Code 71399 All Other Amusement & Recreational Industries. This use category is allowed in the (C/W) Commercial/Warehouse Districts upon approval of a Special Use Permit (SUP). The SUP proposed will define personal storage/garage condominiums and regulate the operation since the use is not defined in the CZO. Staff recommended approval with the stipulations stated.

Fred Gans, Cornerstone Development, 5310 Harvest Hill Road, Dallas, did not have a formal presentation but was available to answer questions.

Sundaran asked for the number of other locations in Texas. Gans replied they just completed the first one in Texas, approximately one mile from the proposed site at Park and Plano Parkway. He stated they sold all 69 garages before construction was completed and were currently doing five more developments throughout DFW; Frisco, Dallas, Roanoke, Carrollton and Allen. He explained that every unit will be privately owned and will be platted as individual lots.

Denholm asked if there would be an HOA to maintain the common areas. Gans replied there would be an HOA to be managed by a third party HOA company that the owners elect Board of Directors tied to very strict condominium documents and rules and regulations that would be enforced.

Romo asked if car repairs would be allowed and if so, was there issues with waste disposal for repairs made. Gans stated that no repairs would be allowed but the owners may tinker on their own cars so light restoration would be allowed. But no paint and body shop; no fumes; no storage of flammable materials would be allowed, and the rules and regulations were very clear about what the owners can and can't do. Anyone leasing a unit must also adhere to the rules and regulations.

Kiser asked what would keep a person from residing at the site and Gans replied that it is not allowed and if someone tried to do so, they would eventually be discovered and be brought before their HOA board. He acknowledged that it would be self monitored. Kiser noted it would also be against city ordinances.

Sundaran asked about security. Gans stated that the Plano site was cameral monitored and access controlled. He also noted that individual units could and probably would have additional security.

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Diamond asked about price of the units and Gans replied that the average price would be about \$150,000.

Chair Averett opened the public hearing and invited speakers to address the Commission.

Fred Godfrey, 17480 Dallas Pkwy, Dallas, representing High Country Business Park, stated that after viewing the Plano location and visiting with the applicant, they were very comfortable with the use. He stated they were excited about it and asked the Commission to approve the application.

There being no other speakers, Chair Averett offered the applicant an opportunity for closing comments which was declined.

*** *Kiser moved to close the public hearing and to approve the Special Use Permit for Case No. 03-17SUP2 Garages of Texas with staff stipulations; second by Romo and the motion was approved with a unanimous 9-0 vote.***