

## **SPECIAL USE PERMIT**

Case Coordinator: Loren Shapiro

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### **GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LI) Light Industrial District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(LI) Light Industrial District with SUP 421 for used auto sales	Used car dealer
SOUTH	(LI) Light Industrial District with SUP 412 for parking on a lot separate from the main use	Auto repair
EAST	Town of Addison	Addison Airport (across Midway Road)
WEST	(LI) Light Industrial District with SUP 421 for used auto sales and SUP 291 for a child day care center (not operating)	Church

**REQUEST:** A new Special Use Permit allowing for a used car dealer

**PROPOSED USE:** Used car dealer

**ACRES/LOTS:** Approximately 1.65 acres/1 lot

**LOCATION:** West side of Midway Road, just north of Keller Springs Road

**HISTORY:**

- The current zoning on the property was established in 1973.
- The property was originally platted into a lot of legal record in 1978, and replatted most recently on April 6, 2015.
- The existing building was constructed in 1980.
- A Special Use Permit was approved by City Council for the Texas Legend Gun Range on February 2, 2016. However, there were property covenants and financing issues preventing the indoor gun range to locate on site.

**COMPREHENSIVE PLAN:** Industrial Uses

**TRANSPORTATION PLAN:** Midway Road is designated as an (A6D) Six-Lane Divided Arterial.

**OWNER:** ELL Commercial Properties, LLC

**REPRESENTED BY:** Ardi Fazeli/DORS Family Ltd. Partnership

### **STAFF ANALYSIS**

#### **PROPOSAL AND BACKGROUND**

This is a request for approval of a new Special Use Permit to allow an outdoor used car dealership with outdoor storage.

Auto Web Expo sells luxury automobiles and wants to relocate their Plano facility to the old Toni and Guy property. The applicant proposes vehicles sales inside and outdoors.

Auto Web Expo has provided a conceptual site and landscape plan (Exhibit A), building façade plan (Exhibits B), and auto display pad (Exhibit C) proposing improvements and upgrades to the subject property.

#### **ORDINANCE REQUIREMENTS**

The proposed use is classified in NAICS Code 44112 as used car dealers. The Comprehensive Zoning Ordinance identifies two types - used car dealerships (indoors or accessory to a new car dealership) or used car dealerships with outdoor display and sales. Selling and displaying vehicles, indoors only, are allowed in the (LI) Light Industrial District. However, used car dealers displaying vehicles for sale outdoors require an approved Special Use Permit.

#### **ELEMENTS TO CONSIDER**

- The subject property is located in an industrial area, in close proximity to Addison Airport, and away from residential areas and schools.
- Four other used car dealers have been approved by Special Use Permit with development stipulations over the past two years along Midway Road.
  - RUF Auto Center – 3236 Skyline Drive – southwest corner of Midway and Skyline. Approved on December 9, 2014.
  - Earth Motors Cars – 3216 Kellway Drive – southwest corner of Midway and Kellway. Approved April 7, 2015.
  - Texas Carz – 2399 Midway Road – southwest corner of Midway and Commander. Approved April 7, 2015.
  - Dallas Autos Direct – 3228 and 3232 Skyline Drive. Approved December 1, 2015
  - Stipulations to the four SUPs included but were not limited to increase landscape screening, limits on time and number of vehicles allowed for outdoor sales, designated marked parking spaces, and regulations on lighting.
- The former Toni and Guy building is not in use. The parking lot surface is in unsatisfactory condition and contains no landscaping. Additionally, little or no

landscaping exists along Midway Road.

## **PROPOSED USED CAR DEALERSHIP**

- The applicant proposes to sell late-model used cars.
- The applicant proposes to improve and upgrade the exterior building facade with a stone finish on the corners and entry with the remainder painted earth tones to contrast. Additional display windows would be added for indoor display of vehicles. The building already exceeds the minimum masonry content of 80 percent.
- One raised auto display pad area will be provided on the northeast portion of the property, and contain lighting directed to the vehicle and away from streets and adjacent properties.
- All signs shall be in conformance with the sign ordinance.

*The Planning and Zoning Commission was presented with a conceptual monument sign plan in order to ensure the sign contained materials matching the building. However, the sign ordinance already requires monument signs to match materials of the building. Therefore, staff has removed the referenced monument sign stipulations from the conditions of approval and proposed ordinance.*

- The applicant proposes to pave and stripe the parking lot, in conformance with the city's parking standards.
- Outdoor auto display would be limited to 45 parking spaces. Parking islands with trees will be added to the upgraded parking lot.
- Canopy and ornamental trees with shrubs will be planted along Midway Road in an existing 10 – 45 foot wide grass strip between the right-of-way and parking lot.
- The unsightly utility generator will contain vegetative screening reducing view from Midway Road.
- Staff recommended enhanced metal ornamental fencing around the perimeter of the property.

*Since the Planning and Zoning Commission meeting, the applicant stated they did not want any security fencing around the property. The fencing has been removed from the conceptual site plan. However, text requiring the perimeter metal ornamental fencing is included in the proposed ordinance, and has been reworded to be clearer.*

- Access will be provided from an existing driveway on Midway Road.

## **CONCLUSION:**

The area along Midway Road contains industrial and commercial uses with no schools or residential uses, and is in close proximity to Addison Airport. The property has not been occupied since Toni and Guy moved from the site. There have been four outdoor used car dealerships approved with a Special Use Permit over the past two years.

The applicant plans significantly upgrades the former Toni and Guy property. The building façade will be repainted with earth tones coloring, while corners and the front entry will contain a new stone finish. Canopy trees, ornamentals, and shrubs shall be added on the grassy strip between the street and parking lot. Landscape islands with trees will be provided in the parking lot. The parking lot will be repaved removing the potholes and unimproved portion of existing asphalt. The Special Use Permit (SUP) proposes to limit the maximum number of vehicles to be displayed for sale to 45 autos. The use and upgrades proposed appears to improve the property and Midway Road corridor.