

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of August 18, 2016**

Public Hearing To Consider And Act On An Ordinance To Amend The Zoning And Establish A Special Use Permit For A Used Car Dealer (Indoors Only) With Special Conditions On An Approximately 2-Acre Tract Zoned (FWY) Freeway District And Located At 1833 N. IH-35E; Amending The Official Zoning Map Accordingly. **Case No. 08-16SUP3 Texas Hot Rides.** Case Coordinator: Michael McCauley.

McCauley presented the request giving the history of the building and site. He stated the applicant would refurbish the building inside and out as well as add landscaping. He stated that the applicant is aware that TxDOT would be purchasing more right-of-way in the area and still wants to proceed with the indoor business at the location. Staff recommended approval with the stipulations outlined in the case report. No comments were received from the public.

Jonathan Samuels, 5016 Westgrove Drive, Dallas, stated that part of their program is to keep all of the cars indoors. He stated they have been operating in Addison for about seven years and explained that they only sell high-end specialty vehicles with customers from all over the world. He stated they really don't want people to just come by to look at the vehicles and stated they understand all of the stipulations and would abide by those. He stated they were also very aware of the I-35 expansion and purchased the acre behind them so they could move to that lot if needed.

Nesbit asked about the small lean-to structure and Mr. Samuels affirmed that it would be removed. Nesbit asked if any structural work would be done to the building. Mr. Samuels referred to the drawing showing the glass corner area but the remainder of the building would remain as is. With regard to the air condition units, they had talked with staff about it and it would be a congruent item.

Sundaran asked about the number of cars and Mr. Samuels replied about 100. He stated they do about 80 cars a month with about 99% being considered specialty in some way. Renovation was expected to take about three months.

Kiser asked if this location would be in lieu of the Addison location or in addition to it and Mr. Samuels replied in lieu of it.

Romo asked about the parking lot and Mr. Samuels stated they would install seven inches thick pavement as required by the Fire Code.

Chadwick noted that the rendering showed room inside for 48 cars and asked where the other 50 cars would go. Mr. Samuels stated the drawing was to be viewed as an example. They feel they can put up to 130 cars inside if needed but they felt 100 was sufficient.

Chair McAninch asked if he was absolutely positive he didn't need to display a vehicle for people to know he had high-end cars and Mr. Samuels replied absolutely.

Chair McAninch opened the public hearing; there being no speakers she offered the applicant an opportunity to make closing comments. Mr. Samuels thanked the Commission.

Chair McAninch closed the public hearing and opened the floor for discussion or a motion.

- * ***Kraus moved approval of Case No. 08-16SUP3 Texas Hot Rides with staff stipulations; second by Kiser and the motion was approved with a unanimous 8-0 vote, (Daniel-Nix absent).***