

ITEM 6 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-13-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit on House Kitty Addition, Block 2, Lot 3, 1108 Westpark Way for a Material Spray Liner and Retail Accessories Store use in the Texas Highway 10 Multi-use District (TX-10) and consider recommendation for an Ordinance.

Commissioner Zahn opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Meghdadpour is the managing partner of the business which specializes in the spraying of textiles, wood, truck beds and closed cell Styrofoam of waterproofing materials. They also have the ability to install truck accessories including step bars, grill guards, wind deflectors and other similar items. The building is an existing 5,000 square foot building which has previously had an upholstering business and subsequently a landscaping business.

The business has three full time employees and operates typical weekday business hours of Monday-Friday from 8:00am to 5:00pm. The spray lining business produces no volatile organic compounds which would require a full spray booth. The employees wear protective respiratory equipment for the polyurethane materials.

Staff recommends approval with the following conditions:

1. The Specific Use Permit is tied to the Managing Partner: Mr. Kaveh Meghdadpour; and,
2. The Specific Use Permit is tied to the Business Name: Xcessorize Limited, Inc. dba United Linings and Accessories; and,
3. All customer vehicles kept overnight must be parked interior to the building; and,
4. No outdoor storage of vehicles or materials is allowed; and,
5. The specific services that are permitted to be performed include: vehicle spray lining, vehicle accessory retail and installation, materials spray lining; and,
6. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Commissioner Zahn asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Portugal asked for clarification on the required training for staff.

Kaveh Meghdadpour, 1108 Westpark Way, Euless, TX 76040, stated that in order to be a supplier every one of their employees that comes into contact with the spray liner chemicals and materials must undergo the company mandated safety and handling training. They are not open to the public, but contracted with local dealerships to install

the bed liner material. For insurance purposes they do not house vehicles on property overnight.

There were no further questions or comments presented by the Commission.

Commissioner Tompkins made a motion to approve case no. 13-13-SUP with the conditions as written. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)