



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
December 17, 2013

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 13-13-SUP,  
and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 13-13-SUP

---

**ACTION REQUESTED:**

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.

**ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

**SUMMARY OF SUBJECT:**

**Applicant:** Kaveh Meghdadpour, representing Xccessorize Limited Inc dba United Linings & Accessories

**Location/Zoning:** 1108 Westpark Way. The property is zoned Texas Highway 10 Multi-use District (TX-10).

**Project Summary:** 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 upholstery 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: Xccessorize 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.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance 2019
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner