



## CITY COUNCIL COMMUNICATION

September 27, 2011

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 11-12-SUP and Consider First and Final Reading of Ordinance No. 1928

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-12-SUP

---

### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit (SUP) on Villages of Bear Creek Addition, Block 2, Lot 8 for a Dry Cleaning Plant in Community Business District (C-2) zoning on 801 E Mid-Cities Blvd, Suite #300 and motion to approve Ordinance No. 1928, concurring with the Planning and Zoning Commission's 6-0 recommendation on September 20, 2011.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** The applicant is Ms. Debbie Morgan representing Highpoint Cleaners.

**Location/Zoning:** 801 E. Mid-Cities Blvd., Suite #300 Community Business District (C-2)

**Project Description:** The applicant purchased the dry cleaners operation in October 2006. A Specific Use Permit was issued originally for the use in 2001 and renewed under Ms. Morgan in September 2007. This SUP is a renewal for the permit issued in 2007 and time-limited to four years.

The Unified Development Code requires a Specific Use Permit for an on-site dry cleaning plant. The Fire Department reviews and approves Materials Safety Data Sheets (MSDS) for the use of on-site chemicals.

Notification for the public hearing was made to all surrounding property owners within 200 feet of the property on which the SUP is located. One letter supporting the SUP was provided back.

The Planning and Zoning Commission held a public hearing on September 20, 2011 and recommended approval by a vote of 6-0 with the following conditions:

1. Tied to the business owner, Ms. Debbie Morgan; and,
2. Tied to the business name: Highpoint Cleaners.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1928
- Draft Minutes – P & Z
- Application
- Letter of Approval: Chesapeake Land Development Co., L.L.C.
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office