

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 5, 2015

PUBLIC HEARING AGENDA Item #15 – SU151004 - Specific Use Permit - 309 SE 14th Street (City Council District 5). Senior Planner Doug Howard presented the case report and gave a Power Point presentation for approval of a Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan and the surveyor is Steve Keeton, Keeton Surveying.

Mr. Howard stated 309 SE 14th St will be leased to auto repair tenants. Based on the parking requirements and the limited customer parking area, only one auto related businesses should occupy this site, at a time. Repair uses will include major auto repair, mechanical repair, and auto body and paint work. The applicant's operational plan states that they will also be selling used parts. The sale of auto parts shall only be done in conjunction with repair work. This site will not be used as a used auto parts store. Used auto parts stores require more parking than this site can provide. The primary building will be used as office space and for the repairing of vehicles. The detached garage will be used for parking vehicles and storage of auto parts. The property will be screened to the west by a type 1 masonry fence and to the south by a type 3 wood screening fence. The ARB ordinance does not allow more than 2 inoperable vehicles to be stored on any property. If there are 2 or less inoperable vehicles, the vehicles must be appropriately screened. The applicant will not have more than 2 inoperable vehicles stored outdoors at any time. Salvaging shall not occur, onsite.

Mr. Howard stated no changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. The existing building is 5,032sqft and the 2-door detached garage is 731sqft, which would require 15 total parking spaces. The plan is showing 14 spaces. The UDC allows the Development Review Committee to provide up to 15% relief on required parking. The DRC has provided this relief, allowing this site to only require 14 parking spaces. This site has 7 existing head in parking spaces, which will provide for customer and employee parking. 7 additional parking is provided in the back of the property for vehicles awaiting repair and employees; 5 spaces outside, and 2 spaces inside the garage. The building may also be used to store vehicles. Concrete paving will be provided in all areas used for the outside parking of vehicles, and will meet the minimum requirements of the UDC. As approved by the Environmental Services Department, the dumpster will be stored inside the building and rolled out on pick up days.

Mr. Howard stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval prior to any building permit or certificate of occupancy can be released or approved.
2. Operations must conform to the approved site plan. All vehicles must be parked in a clearly marked parking space.
3. Except for waste pick-up services, the dumpster shall remain indoors in accordance with the approved site plan.

4. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
5. No repair work shall be performed outside.
6. Only one tenant shall occupy this site at a time.
7. "A Type 1 screening wall shall be installed along the western property line, as shown on the approved site plan. If the detached garage is ever removed, the wall shall extend for the full length of the property line."

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Vincent Duan, 2812 Nontell Court, Plano, TX was present representing the case and to respond to questions from the Commission.

Commissioner Johnson asked if there would be any outside storage on his site.

Mr. Duan replied no, there is no outside storage allowed.

Commissioner Moser asked if he would be the business operator.

Mr. Duan replied no, he would lease the building out to a tenant.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU151004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**