



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
NOVEMBER 6, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #12– S171103 - Site Plan - Zaza Auto (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation request to approve a request to approve a site plan for three (3) major auto repair shops on one lot on 0.818 acres. Two of the proposed shops are single story, single tenant, 3,200 square feet; with the third single story shop being 1,800 square feet. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street (more specifically addressed at 365 Camden Drive). The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza.

Mr. Lee stated Tiger Auto Sales is the current applicant and has recently developed the property located approximately 200' north of this site. Currently, the vacant industrial property consists of five separate lots and an associated replat is on the current agenda for the Commission's consideration to combine the properties into one single lot. The site is generally flat terrain, gentle sloping east. There is evidence of past open storage uses on the properties. Utilities are available to serve the site. The applicant proposes two 3,200 square foot auto shops and one 1,800 square foot shop. All three shops will consist of a combination of brick exterior construction generally facing the street and R-panel steel along the remaining side of the buildings.

- (2) 3,200 sq. ft. Major Auto Repair Shops (8 spaces per unit including 1 accessible space)
- (1) 1,800 sq. ft. Major Auto Repair Shop (5 parking spaces, including 1 accessible space)
- Masonry dumpster enclosure per City Standards.
- No Auto Salvage

Mr. Lee stated as proposed, the development complies with the dimensional and setback requirements for the LI district. The primary customer entry will be two commercial drives via Camden Drive with adequate customer and employee parking designated for each shop. The exterior elevations will consist of combination brick primarily up front with the remaining sides consisting of steel, R-Panel construction adequate landscaping is provided, 20 %, which exceeds the minimum 4% requirement. The site provides for eight street trees and four on-site canopy trees, and multiple shrubs.

Mr. Lee stated the Development Review Committee recommends approval.

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

Joe Ezzell with Ezzell & Associates, 2211 Texas, Irving, TX stepped forward representing the case and to answer questions from the Commission. He said the proposed use would fit well with the surrounding uses, the owner is in a lease space at this time, but is ready to relocate as soon as possible.

There being no further discussion on the case Commissioner Fisher moved to close the public hearing and approve case S171103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**