

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016**

PUBLIC HEARING AGENDA Item #20- SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.

Mr. Hinderaker stated the applicant is proposing to expand non-conforming use of Auto Tire Sales and Installation. By receiving a Specific Use Permit, the property will be in a legal conforming status. The applicant is also proposing, as part of the expansion, to add Quick Lube and Tune Services, comprising of oil changes with minor auto repair. The current 2185sqft building has 3 vehicle bays. The proposed new building will add 2400sqft and with another 3 vehicle bays. The applicant will be adding new concrete and expanding the parking areas and adding landscaping to comply with current zoning regulations. Car Zone is open Monday through Saturday from 8AM to 6PM and employ at least 3 full time employees. The business will provide several automotive services; oil changes, auto tire sales and installation, and minor auto repair. The site will have 6 vehicle bays; 2 bays for oil changes, 2 bays for tire installation, and 2 bays for minor auto repair. A detailed operational plan is attached to this report. The operational plan mentions old tires being stored on a trailer and routinely transported to a tire disposal site once a week; however, accessory outside storage is prohibited within a General Retail (GR) District and would not be permitted. The property fronts on both N. Belt Line Rd. and Small Hill St. Currently, the site has 3 access points along Small Hill St and 2 access points along Belt Line Rd. The applicant will be required to close the access point closest to the Belt Line Rd/Small St intersection. The applicant has also proposed to close the existing access point closest to the west property line along Small Hill St.

Mr. Hinderaker stated the proposed site plan meets all the minimum density and development standards of the UDC, except for one item; the required front setback along Belt Line Rd. The site has an existing canopy that extends further than is allowed by today's standards. The posts of the canopy meet the required set. The table below provides an analysis of the minimum development standards for a General Retail District. The applicant is not requesting any appeals. Staff recommends approval of the renewal of the SUP.

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

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU151004B as presented and recommended by staff with a one year review if new circumstances arise by the Code Enforcement Department. The action and vote being recorded as follows:

Motion: Spare  
Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**