

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 3, 2014

PUBLIC HEARING AGENDA Item #13- SU141102 - Specific Use Permit - 632 E. Pioneer Parkway (City Council District 3). Senior Planner Denise Thomas presented the case report and a Power Point presentation for the approval of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Parkway. The applicant is Alaa Hufaila.

Mrs. Thomas stated the purpose of this request is to operate an automobile related business that performs state inspections and other minor automotive repair services; such as: oil changes, muffler repair and replacement, brake servicing, and tire sales. The request does not include any physical changes to the site. The existing specific use permit on the site permits vehicle inspections but it does not permit minor automobile repair or tire sales. The applicant wishes to amend the specific use permit to allow the additional uses.

Mrs. Thomas stated access to the site is gained through on-site driveways to Pioneer Parkway and Lakeview Drive. There are 13 existing parking spaces, a trash enclosure, and an area fenced with chain link. The existing concrete masonry building is approximately 2,000 square feet and has two bay doors.

Mrs. Thomas stated the Development Review Committee recommended approval of the vehicle inspection, minor automotive repair garage, and tire sales uses subject to the recommendations of the Development Review Committee.

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

Bhavesh Patel, 1611 Ridgemont Drive, stepped forward in opposition to this request. Mr. Patel stated the city does not need another automotive repair shop in this area.

Commissioner Gray asked Mr. Patel what he does for a living.

Mr. Patel stated he works for an automotive shop in the area his opposition to this request is not for competitive reasons.

Alaa Hufaila, property owner, 613 Atascosa, Fort Worth, TX was present representing the case and to respond to questions from the Commission.

Chairman Garrett asked if he would be leasing this property.

Mr. Hufaila replied no, he is in the process of purchasing the property.

Commissioner Moser asked if he is experienced in operating this type of business.

Mr. Hufaila replied yes, he currently operates a much larger garage in Euless, TX.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU141102 per staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**