

PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016

PUBLIC HEARING AGENDA Item #18- SU120404D - Specific Use Permit Renewal - 2502 Central Ave (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation to of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

Mr. Hinderaker stated the required onsite parking for automotive uses is calculated at one space per 400 square feet of building area. At 11,890 square feet, the site would require 30 parking spaces. The applicant has asked staff for an administrative reduction of fifteen percent which is recommended for approval by staff granted. This would reduce the total parking requirement to 26 spaces. The applicant has provided two handicapped spaces and a total of 26 parking spaces which includes storage of damaged vehicles awaiting repair. The applicant has proposed to subdivide the building into a maximum of three lease spaces. The uses currently proposed will be a speculative type of body shop: which buys cars, repairs them by replacing parts, making mechanical repairs, and then moves or sells them to a used car sales lot for retail sale. No retail sales are being proposed for this lot. The proposed site plan shows an area of approximately 4,300 square feet that will be fenced to screen damaged vehicles from public right-of-way and for dumpster screening. Areas to the east of the building appear to have been paved with asphalt at the time of building development. The applicant is requesting to be allowed to resurface or repair the area with asphalt. Two additional lots to the east are proposed as part of this SUP but will not be paved or used at this time. It will be required to be paved to current City standards prior to being used for any parking. The proposed site plan shows eight, five gallon Crepe Myrtles to be planted along the middle of the southern property line. Parking islands will be planted with grass and all landscaping will be irrigated per City standards. The applicant has indicated that there will be from eight to ten employees on the site and their hours of operation will be from 8:00 am to 6:00 pm Monday through Saturday.

Mr. Hinderaker stated the applicant has indicated that there will be no welding, sanding, painting, washing, salvage or sales of vehicles conducted on this site.

1. The property to the north is separated by an existing chain link fence where trees and shrubs have grown to form a living screen. The applicant is appealing the requirement to replace the existing chain link and vegetation with a 6-foot high masonry screening fence.
2. At the time of development, it appears that the parking area to the east was paved with asphalt. However, over the years the sun and siltation have begun to degrade the paving to mostly gravel. Staff is recommending that the paving be replaced with concrete that meets current City standards. The applicant is appealing the requirement to repave with concrete and wants to resurface the lot with asphalt.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case. When inspecting the site, staff looked specifically at the existing chain link fence on the northern property line. The fence line is fully screened with natural vegetation. Since the Two Family zoned property to the north is owned by the City, and will not be developed for residential uses, staff has no objection to the screening wall appeal.

The applicant is offering the following provision as a compensatory measure that could potentially lessen the impact of the requested appeals.

1. The applicant has shown eight plantings of 5 gallon Crepe Myrtle shrubs inside the fence along the south property line.

Since the Two Family (2-F) zoned property to the north is owned by the City, and will not be developed for residential uses, staff has no objection to the screening wall appeal.

The applicant is seeking to repave damaged parking surfaces with asphalt in consideration of the existing paved condition of other lots in the surrounding area.

Mr. Hinderaker stated on April 2, 2012, the Commission voted 7 to 1 to approve case SU120404 with support for the appeal to allow the existing natural tree screening to remain along the north property line. The Commission also recommended that an engineer's report be prepared documenting the load bearing capacity of the present parking lot, located to the east of the existing building, is sufficient to support a fire engine vehicle and associated apparatus. With the engineer's approval and favorable recommendation, the applicant shall be allowed to pave the subject parking lot with 2 inches of asphalt. Such asphalt paving construction shall be subject to final review and acceptance from the Engineering Division of the Planning and Development Department.

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

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

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU120404D 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: Connor

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

Nays: None

Approved: **6-0**

Motion: **carried.**