

ITEM 7 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-14-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning located on Cresthaven Addition Block 1, Lot A1, 1511 W. Eules Boulevard and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Ramirez is applying for a Specific Use Permit to allow Auto Repair and Tire Repair at 1511 W. Eules Boulevard. The site was the previous location of an auto repair facility. Mr. Ramirez would propose to provide repair services to include: tire repair; install and sell wheels; oil changes and alignments; tune ups and maintenance; window tint installation; audio systems installation; car detailing; and provide state inspections. These activities are included in the Auto Repair and Tire Repair definitions.

The business owner will be required to perform all work internal to the structure. The building contains several bays with overhead doors. In addition, no vehicles will be stored exterior to the building overnight. Business hours would be from 7 am to 6 pm Monday through Saturday and employ two people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

The property ownership has recently repainted the building to a neutral earth tone tan and red colors. There is adequate parking on the site.

Auto Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, Mr. Andres Ramirez; and,
- b. The Specific Use Permit is tied to the business name Tires and Wheels For Less, and;
- c. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- d. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- e. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- f. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location.
- g. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Tompkins thanked the applicant for the updates and improvements to the building.

There were no further comments or questions presented by the Commission.

Commissioner Tompkins made a motion to recommend approval of Case #12-14-SUP. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Brown, Huffman, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (7-0-0)