

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-13-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Repair in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition Block 1, Lot A43R, 230 Vine Street and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Jim Hartman is applying for a Specific Use Permit to allow Auto Repair store at 230 Vine Street. The front portion of this building is used for retail purposes. Mr. Hartman would operate the business from the rear portion of the building and utilize a portion of the front of the building as office and storage. Mr. Hartman has operated the auto repair facility at 407 W. Eules Boulevard for several years. He intends to move his operation from that building to the new location. Mr. Hartman would propose to provide a specific list of automotive repair services which have been listed as a potential condition to the Specific Use Permit. 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 and exterior display of merchandise would not be allowed.

Auto Repair 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: Jim Hartman; and,
- b. The Specific Use Permit is tied to the Business Name: JR's Eules Transmission; and,
- c. All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or exterior display of merchandise is not permitted within view of the public right-of-way; and,
- e. The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O/2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and

Computerized Diagnostics. Auto services not listed here are thereby prohibited; 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; and,
- 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 Portugal asked Mr. James Hartman if after 19 years in the same location is he concerned about losing customers with this change in location.

Mr. Jim Hartman, 407 Eules Boulevard, Eules, Texas, stated that he was not concerned about losing business since he has an established clientele.

Commissioner Portugal asked Mr. Hartman how many employees he has on staff.

Mr. Hartman stated that he has 4 employees.

Commissioner Portugal asked Mr. Hartman what his hours of operation will be.

Mr. Hartman stated that his hours will be Monday through Friday from 8:00am until 6:00pm.

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

Commissioner Huffman made a motion to recommend approval of Case #12-13-SUP with the listed SUP Conditions as presented by Staff. Commissioner Portugal seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)