PLANNING AND ZONING COMMISSION COMMUNICATION
August 19, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-08-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-08-SUP

ACTION REQUESTED:

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.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority.*
4. Recommend approval of the request with modifications – *simple majority.*
5. Recommend denial of the request – *simple majority.*

SUMMARY OF SUBJECT:

Applicant: Mr. James Hartman, Jr. representing JR's Euless Transmission

Location / Zoning: 230 Vine Street. The property is zoned Texas Highway 10 Multi Use Zoning District (TX-10).

Project Summary: In 2013, Mr. Hartman Sr. had been issued a Specific Use Permit to allow an auto repair shop at 230 Vine Street. Mr. Hartman Jr. is now the new owner and would propose to operate the business in the same manner and under the same conditions that were included in the previously approved Specific Use Permit. The front portion of this building is used for retail purposes. Mr. Hartman would continue to 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 proposes to continue to provide 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: James Hartman, Jr.; and,
b. The Specific Use Permit is tied to the Business Name: JR's Euless 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.

SUPPORTING DOCUMENTS:

- Draft Ordinance # 2034
- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins	Director of Planning and Economic Development
Stephen Cook	Senior Planner