

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(FWY) Freeway District	Hotel
SOUTH	(FWY) Freeway District	Automobile or Light Load Truck Sales
EAST	(FWY) Freeway District and IH-35E Overlay	Landscape Nursery
WEST	PD-181 for the (LI) Light Industrial District	Metal Manufacturing

REQUEST: Approve a Special Use Permit to allow an automobile paint and body shop

PROPOSED USE: Automobile paint and body shop

ACRES/LOTS: Approximately 1.62-acres / 1 lot

LOCATION: 1875 N. IH-35E

HISTORY: The property has been zoned (FWY) Freeway District since June, 1987. A replat was last approved on December 3, 2020. A Special Use Permit (SUP-338) allowing auto sales was approved by City Council on March 6, 2007. The SUP expired, however, on January 1, 2020.

COMPREHENSIVE PLAN: High Intensity Commercial

TRANSPORTATION PLAN: IH-35E is designated as a (CAH) Controlled Access Highway; Booth Drive is an Industrial Collector Street.

OWNER: Rig Properties, LLC

REPRESENTED BY: Texas Collision Centers

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow an automobile paint and body shop.

ZONING ORDINANCE REQUIREMENTS

A Special Use Permit is required for an automobile paint and body shop in the (FWY) Freeway District.

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

ELEMENTS TO CONSIDER

- Automobile sales was previously operating in the existing 21,500 square foot building under SUP-338. However, the car sales ceased operation when the SUP expired on January 1, 2020.
- In addition to the existing building, there are existing covered parking structures on the west side of the structure enclosed by ornamental metal fencing. The applicant will be upgrading the enclosure to an 8-foot tall opaque board on board fence with steel frames.
- Stored damaged or serviced vehicles shall be located in the enclosed fenced area on the west side of the building only.
- No outdoor storage of servicing vehicles shall be allowed in the parking lot outside of the enclosure.
- All repairs shall occur inside of the building.
- The Texas Department of Transportation (TxDOT) acquired the east one-third of the subject property for the widening of IH-35E. As a result, building is now within 40 feet of the IH-35E right-of-way. Parking fronting the expressway has also been eliminated.
- Landscaping has since been installed along the perimeter ornamental metal fence fronting the IH-35E service road and Booth Drive. The applicant is providing new landscaping in the form of trees on parking islands on the south side of the building.
- There are intensive industrial and auto-related uses adjacent or near the subject property. The property is adjacent to Harley Davidson and Hot Rides (automobile sales) to the south and Western Extrusion (metal manufacturing) to the west.

CONCLUSION

Staff believes the SUP for the automotive paint and body shop is an appropriate use as all services will be indoors and storage of vehicles enclosed in a fenced area behind the building. The proposed use is also compatible with the nearby automotive sales, along IH-35E and metal extrusion facility to the west. Staff recommends approving with stipulations provided in the case report.