



Legislation Details (With Text)

File #: 21-4196 **Version:** 1 **Name:** SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyn

Type: Zoning Case **Status:** Passed

File created: 7/27/2021 **In control:** Planning and Zoning Commission

On agenda: 8/2/2021 **Final action:** 8/2/2021

Title: SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information.pdf, 2. Business Description.pdf, 3. Exhibit A.pdf, 4. Exhibit B.pdf, 5. Exhibit C.pdf, 6. Exhibit D.pdf

Date	Ver.	Action By	Action	Result
8/2/2021	1	Planning and Zoning Commission	Approved	Pass

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

Existing Use: Multi-tenant retail building

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Gas station and parking lot, C-2
 South - Retail, C-2
 East - Vacant, C-2
 West - Retail shopping center, C-2

Comments and Considerations

The applicant is proposing a Ubreakifix store in the existing shopping center at 2891 Matlock Road. The business offers repair services for computers, phones, tables and similar electronic equipment and resale of used electronic appliances. The applicant will also have two mobile unit vans parked at the store location for off-site repairs.

Property

The applicant is requesting a Specific Use Permit (SUP) for a Fix-It Shop and Used Merchandise

Store to cover the proposed services. The building has 3 retail suites. The proposed business will occupy an endcap suite with an area of approximately 1,247 square feet formerly occupied by GNC Nutrition. The existing building meets the C-2 requirements for parking and landscaping.

Signage

The applicant will have a sign panel on the existing monument sign, a wall sign, and door signage. The signs must comply with the commercial sign regulations in Section 155.090(D)(1) of the Code of Ordinances.

With the prevalence of electronic personal devices, it is not uncommon for repair services for this equipment to occupy a retail space. Unlike a typical Fix-it shop repairing large appliances like TVs, refrigerators or stoves, the proposed business repairs person electronic devices which can be done indoors and without outside storage. The resale of refurbished electronic devices as an ancillary use is a usual and customary activity in conjunction with repair services.

Mobile units vans for off-premise repairs are also customary for the proposed business but the units should be parked away from the street when not in use to prevent the vans from being a vehicular sign. Although there is no parking behind the building, the vans should be parked in the parking spaces on the north side of the building furthest from Matlock Road.

The SUP will apply to the entire lot where the building is located. To limit this use on the property, a maximum square footage for the use may be established as a condition of approval. For example, the applicant's suite is shown on the floor plan as 1,247 square feet. If a maximum square footage is applied, Ubreakifix or any subsequent electronic equipment fix-it shop can only occupy 1,247 square feet, even if the business moves to a larger suite.

Staff recommends approval of the SUP with the following conditions:

1. That the Fix-It Shop and Used Merchandize Sales use be limited to 1,247 square feet in the shopping center under this SUP; and
2. That the two mobile units must be parked on the north side of the building in the parking spaces furthest from Matlock Road.

Attachments:

Maps and Supporting Information

Applicant's Business Description

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Photograph of Existing Building

Exhibit D - Signage Plan