



Legislation Text

File #: 24-6001, **Version:** 1

Public Hearing and Consideration of a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

To consider the Specific Use Permit request

The Department of Planning and Development Services recommends approval of the Specific Use Permit, with the considerations that: (i) outdoor display of tires and related merchandise only be permitted provided that such display of tires and related merchandise are only permitted outdoors during the hours of operation; and (ii) that such tires and merchandise do not impede vehicular access or disrupt pedestrian circulation within and around the site.

The Planning and Zoning Commission voted 6 to 0 (with one absence) to recommend approval.

Ayes: 6 - Mainer, Axen, Goodwin, Thompson, Shaw, and Moses

Nays: 0

Abstain: 0

Absence: 1 -Bennett

Existing Use: Vacant Retail

Existing Zoning: C-2, Community Business District

Mansfield 2040 Plan: Retail and Office

Surrounding Land Use & Zoning:

North - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District

South - West Debbie Lane, Existing Commercial, PD, Planned Development District

East - Existing Commercial Strip Center, C-2, Community Business District

West - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District

Synopsis

The Specific Use Permit (SUP) request is for a certain use --- Automotive Tire Service --- that, pursuant to the provisions in Section 155.080, Specific Use Permit, of the Mansfield Zoning Ordinance, may "require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties." Pursuant to the provisions in Section 155.080, the SUP for an Automotive Tire Service establishment is compatible with the surrounding land uses and existing development patterns in the area.

Department of Planning and Development Services Analysis

The applicant is proposing to operate an Automotive Tire Service --- Texas Tires --- in the existing

commercial building located at 700 West Debbie Lane. The business offers tire sales and installation and related activities.

Site Plan

The applicant's site plan (Exhibit B) shows the layout of the proposed additions as well as adjustments to the existing parking areas to accommodate appropriate circulation around proposed additions. The proposed new location of the Automotive Tire Service establishment --- Texas Tire --- will assist with renovating a previously unoccupied building along West Debbie Lane; and, considering the development patterns within the area, the presence of the automobile-oriented establishment should not have an adverse impact.

Building Elevations

The applicant has provided elevations (Exhibit C) that show the intended location of roll up doors and signage.

Summary

The subject property is zoned C-2, Community Business District, which allows for Auto Parts and Accessory Sales and Auto Repair uses to operate on property with an SUP. The services that Texas Tire offers would be similar to a combination of these uses --- and would be consistent with its existing business operations at other locations within the community and the surrounding areas.

The Mansfield Zoning Ordinance specifies that an SUP shall only be issued if all the conditions for approval found in Section 155.080(F)(1)-(7) have been met; and the proposed operations of Automotive Tire Service meets those prescribed conditions.

The site plan has been reviewed by the Plat Review Committee (PRC), which includes representatives from the Department of Planning and Development Services, the Department of Fire, the Department of Engineering Services, the Department of Environmental Services, and the Department of Public Works. The PRC coordinated with the applicant on the proposed use and the improvements to the building and the lot. All comments and concerns were adequately addressed and there are no remaining comments are present.

However, considering the nature of the business --- its operations aside --- it may be plausible to allow for the outdoor display of tires and related merchandise provided that such outdoor display are: (i) only allowed during the hours of operation and (ii) do not impede vehicular access or pedestrian circulation within and around the site.

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Attachments:

Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Site Plan
Exhibit C - Elevations