



Legislation Text

File #: 18-2988, **Version:** 1

Public Hearing and Consideration of a Request for a Specific Use Permit for an Auto Repair Garage on Approximately 1.86 Acres Known as Lots 5R1 & 5R2, Block 1, Golden Acres Addition, Located at 130 W. Debbie Lane and 1821 Towne Crossing Blvd.; Sidney Stratton of Manhard Consulting, Ltd., on behalf of William L. Dismuke, Trustee, of Mansfield Lane, Ltd. and Britt Lane, Manager of Bobby & Leona Cox, LLC, General Partner of BDC Family Limited Partnership (ZC#18-029)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on November 19, 2018, and voted 4-2 (Bounds and Papp voting nay; Smithee absent) to recommend approval. There was discussion about drainage, the proposed dog park, and the landscape setback deviations. In addition, some of the commissioners had concerns about the number of automotive uses in the immediate surrounding area and the abundance of parking on the site. The applicant revised the Landscape Plan to relocate three trees to better suit the design of the site and to adjust the visibility triangles to match the Site Plan.

The subject property consists of 1.86 acres and comprises Lots 5R1 and 5R2, Block 1, of the Golden Acres Addition. The property is currently vacant land, zoned C-2 Community Business District.

Specific Use Permit Request

The applicant is requesting a Specific Use Permit (SUP) to allow an auto repair garage. In the C-2 zoning district, auto repair garages require SUP approval.

Site Plan

The applicant is proposing an 11,254 sq. ft. Service First auto repair garage building with 14 service bays, as well as offices and a waiting area. The building is generally L-shaped with the main public entrances, offices, and waiting area being located in the northeastern corner of the building where the two parts of the L shape come together. Four of the service bays will be located in the 80' x 37' western portion of the building; these bays will have garage doors facing north towards Debbie Lane and three of them will also have rear garage doors facing south. Ten of the service bays will be located in the 97' x 59' southern portion of the building; five bays will have garage doors facing east towards Towne Crossing Boulevard and five bays will have garage doors facing west.

The site will have two primary access points: one from Debbie Lane on the north and one from Towne Crossing Boulevard to the east. The access point to Debbie Lane will be restricted to right-in/right-out due to the center median of Debbie Lane and the proximity to other intersections, while the access point on Towne Crossing will be full access. In addition, the property will connect to the Dollar General property to the west and will provide a stub to future development to the south. The site will include a new 5' sidewalk along Debbie Lane to connect to the existing sidewalk to the west and the existing sidewalk along Towne Crossing Boulevard. In addition, a sidewalk connection will be made directly into the development from the sidewalk along Debbie Lane.

The site will provide 51 parking spaces, which exceeds the Zoning Ordinance requirement of 23 parking spaces, which is based on the calculation of 1 parking space per 500 sq. ft. of floor area that has been established for auto repair garages.

The applicant will provide a trash enclosure in the southwestern portion of the property, which will be screened in accordance with Section 7301.B of the Zoning Ordinance. The applicant also notes that all equipment will be designed and screened in accordance with Section 7301.A of the Zoning Ordinance. The applicant has specified that no tire repair, sale, or services are to be provided on-site. In addition, the applicant has specified that there will be no outside storage of materials or vehicles awaiting repair.

As an amenity for pet-owning customers waiting for their vehicles to be repaired, the applicant is proposing a 15' x 15' dog park with a 5' wrought-iron fence. The dog park will be located in between two rows of parking spaces along the Towne Crossing frontage.

Elevations

The provided Elevations show brown brick as the primary building material, with tan stucco trim along the top of the building, and a galvalum metal roof. The northeastern corner of the building will be enhanced by peaked roof forms and a tower element, as well as a heavy timber trellis with matching trusses (with partial brick columns), wood look tile, stucco, several windows, and metal canopies. The overall elevations will be 71% brick, 21% stucco, and 8% wood look tile. The building will be approximately 27'-1" in height as measured to the top of the primary roof.

Landscape Plan

As indicated in the Landscape Plan, the applicant will provide a 20' landscape setback adjacent to Debbie Lane, a 15' landscape setback adjacent to Towne Crossing Boulevard, a 6' landscape buffer along the west property line, and a 10' landscape buffer along the south property line. Typically, a 20' landscape setback would be required along Towne Crossing Boulevard and 10' landscape buffer would be required along the west property line, but the applicant has requested deviations from these requirements. The west buffer yard will include 13 Crepe Myrtle trees and the south buffer yard will include seven Texas Redbud trees. In addition, four elm trees in the southern portion of the property will be preserved. The landscape setbacks adjacent to the streets will include a mix of Pistache and cedar elm trees and Pistaches will also be located in some of the parking lot islands. The parking lot will be screened by holly shrubs. Foundation plantings adjacent to the building will include Vitex ornamental trees, Abelia and hawthorn shrubs, and Asian Jasmine groundcover. Shrubs and groundcover will also be planted adjacent to the trash enclosure and around the monument sign and flagpole. The applicant has provided information noting where they are meeting, exceeding, or deviating from the landscaping requirements.

Sign Plan

The applicant has provided notes indicating that all signage will follow the standards for C-2 zoned properties as indicated in Section 7100 of the Zoning Ordinance. In addition, the applicant has provided a Sign Plan showing the specifications for the proposed signage on the property. There will be one monument sign along Debbie Lane that will also include an electronic message center (EMC) sign; the monument sign meets the materials, size, and setback requirements for monument signs as outlined in the Zoning Ordinance. The EMC sign also meets the size requirements. The applicant will be responsible for submitting the additional documentation required for EMC signs at the time of

permitting to ensure compliance as it relates to illumination. A flagpole will be located adjacent to the monument sign as indicated on the Development Plan; the flagpole will meet the requirements for flags and flagpoles specified in Section 7100 of the Zoning Ordinance.

The building will feature signage reading “Service First Automotive Centers Full Service Oil Change” on both the north and east elevations, facing Debbie Lane and Towne Crossing Boulevard respectively. The signage will be broken into different components. When added together, the wall signage will not exceed 75% of the width of either elevation. The applicant also plans a series of on-premise informational signs to direct customers, including a dog park sign that will be affixed to the dog park fence, two ground signs near the main access points directing patrons to either “mechanical service” or “oil change”, and a blade sign affixed to the east elevation of the building directing patrons to the “oil change” bays. On-premise informational signs are generally allowed without a permit, so long as they do not exceed 4 sq. ft. in size or 3 ft. in height, do not display a commercial message or business name/logo, and are not located in any easements, rights-of-way, or visibility triangles. “Guest parking” signs will also be provided for the parking spaces adjacent to Debbie Lane and Towne Crossing Boulevard.

Summary

The proposed development will make productive use of a vacant property, provide for additional automotive repair services for area residents, provide enhanced architectural elements at the building’s prominent entrance, add landscaping and preserve existing trees, provide connections to adjacent properties, provide abundant parking, and provide a fenced dog park as a unique amenity for customers. In addition, the applicant has specified that outside storage of materials or vehicles awaiting repair will not be allowed.

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