



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
September 5, 2019

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for Firestone, located southeast of the intersection of F.M. 548 and the Union Pacific Railroad.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:

Site Plan
Elevation Plans
Landscape Plan

Item Summary:

Purpose:

Vasquez Engineering, representing the property owner, requests approval of a site plan for Firestone. The purpose of the request is to establish the site design for the development of an auto repair center.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of 1.336 acres of land zoned within the Commercial District. The Commercial District only allows auto repair (minor) to operate with approval of a conditional use permit.

Site Plan:

The site plan details that the proposed building is 6,424 square feet. Brick is the primary exterior building material. The proposed use is Auto Repair (Minor), which is defined by the Zoning

Ordinance:

“Automobile Repair (Minor) - Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.”

Image 2: Elevation Plans



The landscape plan meets the requirements of the zoning ordinance. Trees are provided throughout the property and plantings are provided in accordance with the required calculations.

Any signage shown will require a separate review and permit.

Accessibility:

The property has shared access to F.M. 548.

Future Requirements:

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.