



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 14, 2017

Reference: Consider approval of an Ordinance for S-1029R-LI, Mechanical Garage (Northlake 635 Business Center, Lot 3, Block D) to amend the SUP conditions and site plan to allow the relocation and expansion of car repair facility to a total of 8,734 square feet, to be located in Suite 160, 1203 Crestside Drive, and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

Coppell Tire and Auto currently occupies a 2,400-sq. ft. space in one building and 5,758-square feet in the adjacent building. They desire to vacate the existing 2,400 square foot space and consolidate into one 8,734 square-foot facility.

Analysis:

On September 26, 2017, the City Council, by unanimous vote, approved this amendment to Special Use Permit 1029- Light Industrial. The conditions of approval have been incorporated into the Ordinance.

On August 17, 2017, the Planning and Zoning Commission recommended approval of S-1029R-LI, Mechanical Garage, subject to the following conditions:

1. Automobile repair shall be limited to minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, but shall not include major repair, rebuilding, or reconditioning of engines or transmissions for motor vehicles; wrecker service with vehicle storage; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop.
2. Vehicle repair shall not occur outside of the building.
3. No vehicles shall be permitted to be parked in the fire lane at any time.

Legal Review:

The City Attorney reviewed this Ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Site and Floor Plan