

STAFF REPORT

Case Number: 13-SU-02-
Request: Specific Use Permit for general vehicular repair
Address: 13725 Welch Road
Lot Size: 0.5 Acre
Petitioner: Tesla Motors

Existing Conditions:

The site is located within a large Light Industrial (LI) zoning district. All the surrounding buildings are being used for commercial or light industrial activities, such as warehousing and distribution, with some furniture retail businesses nearby.

In 2012 the City adopted Ordinance No. 3206 which clearly defined both “Vehicle Maintenance” and “Vehicle Repair”. The definition of “Vehicular Maintenance” includes very limited preventive maintenance services, such as window tinting, state inspections, diagnostic testing, and filter changes. The definition for “Vehicular Repair” covers a much broader spectrum of repairs and services and requires a Specific Use Permit. Therefore Tesla is requesting a Specific Use Permit for this site.

The applicant, Tesla Motors, recently leased the building for their remodeled the existing building located at 13725 Welch Road to be their regional customer service and warranty center. Tesla Motors is a new national electric automobile maker. No automotive sales will take place at this location. Regional sales offices are located in Austin and Houston. Tesla, however, needs a location in North Texas area to handle customer warranty and repair issues for their specialized cars. Currently Tesla only handles very simple warranty and repair issues at this location, however, as their new electric automotive business continues to grow, Tesla would like the opportunity to perform a wider range of vehicular repairs at this location. No outdoor display or storage is proposed with this SUP.

Site Design:

Although the applicant has extensively remodeled the interior of the existing building, no expansion of the building is proposed with this site plan. Tesla has also repainted the exterior of the building and added new signage.

The existing building contains approximately 8,500 square feet. The existing building will be used for customer service, warranty work, and vehicular repair. The building contains several administrative offices, bathrooms, customer area, an automotive parts area, and a vehicular repair area consisting of 4 work bays. (See Floor Plan)

The 0.5 acre site has 12 existing parking spaces. City staff has determined that no additional parking is required for the site or land use. (See Site Plan)

An existing dumpster enclosure is located at the western end of the site. This existing enclosure meets all city requirements.

Tesla has agreed to improve the landscaping on the site. A new Landscape Plan has been proposed to add 3 ornamental trees and groundcover in the parking area, and expand the planting beds along Welch Road. The site has a automatic irrigation system. (See Landscape Plan).

Tesla is not requesting additional signage with this SUP. Only wall signage is currently being used on the site.

Comprehensive Plan:

The 1989 Farmers Branch Comprehensive Plan recommends light industrial and retail land uses for this area of the City. Therefore this proposed request is consistent with the Comprehensive Plan.

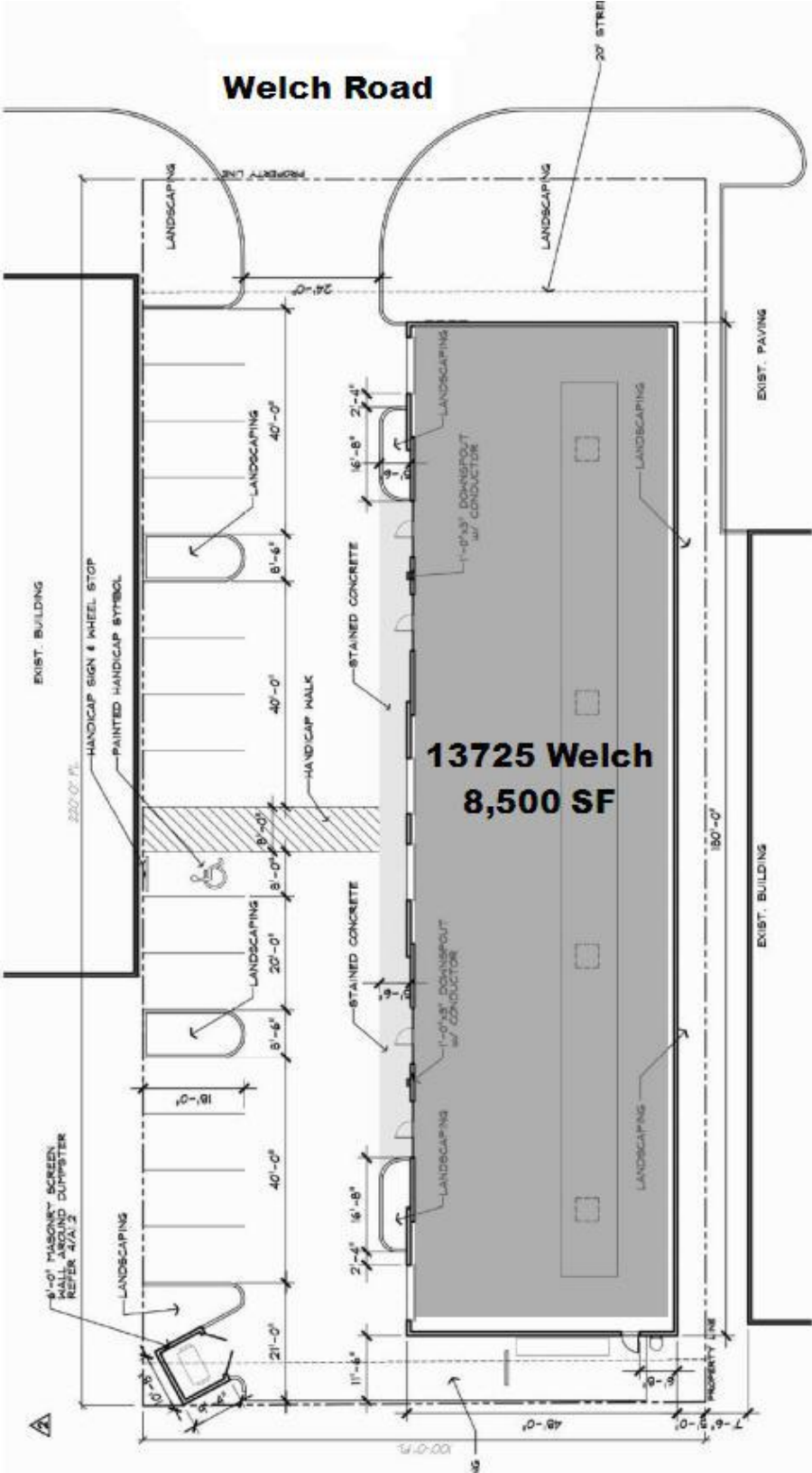
Thoroughfare Plan:

The City has no plans to expand or improve these portions of Welch Road or Alpha Road. No additional driveways or turn lanes are required at this site.

Public Response:

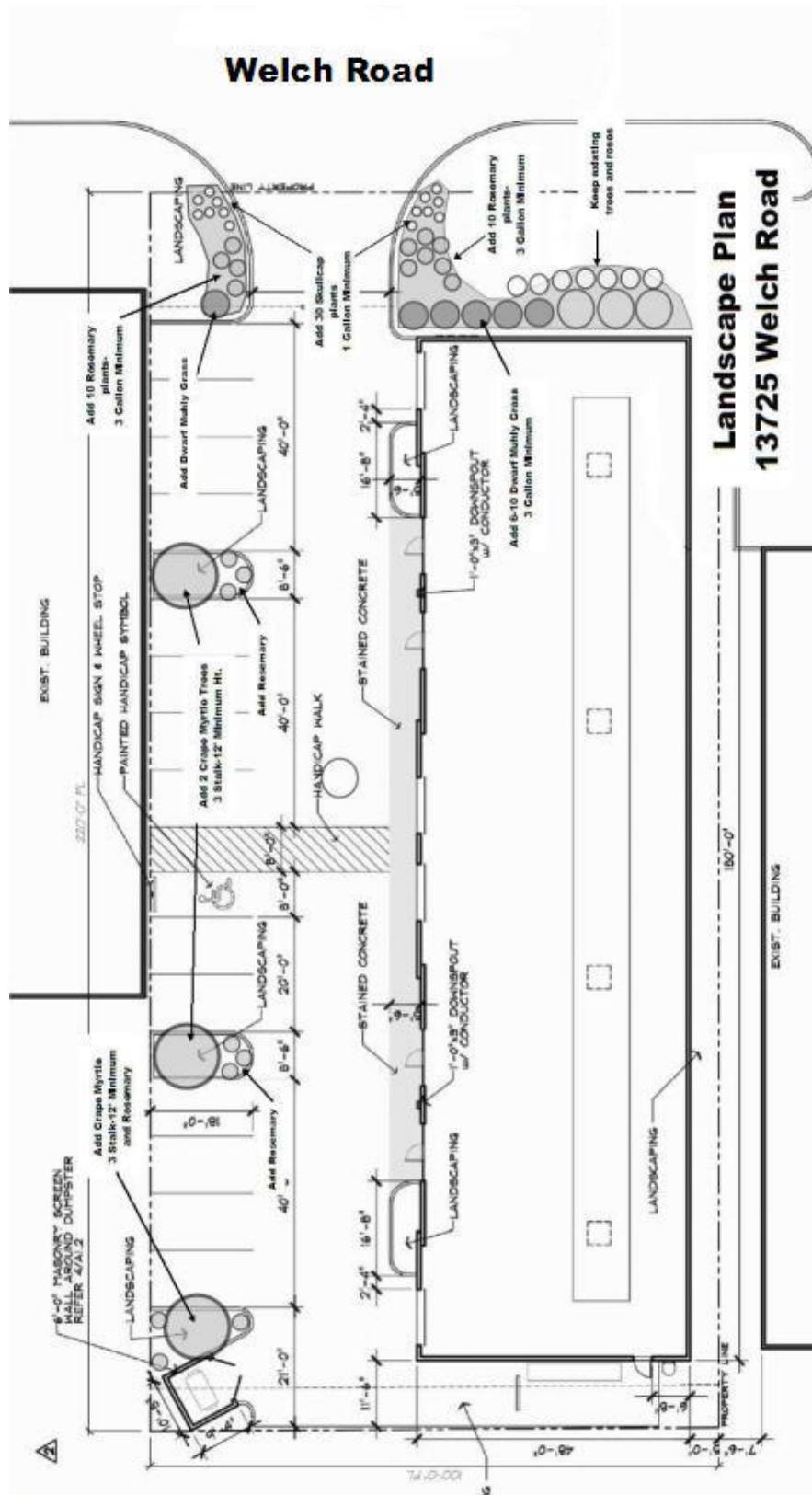
Eight (8) zoning notification letters were mailed to the surrounding property owners on March 27th, 2012. A zoning notification sign was placed on the site on that same day. As of May 3rd, no written letters of opposition or support have been received by the City.

SITE PLAN



[illegible]

LANDSCAPE PLAN



SITE PHOTOGRAPHS



View from Welch Road



Parking area on north side of building

EXAMPLES OF TESLA VEHICLES



Tesla Model X



Tesla Model S



Tesla Roadster