



# **INFORMATION MEMORANDUM**

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TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: April 10, 2017

SUBJECT: Ordinance No. 3437 – Specific Use Permit for Vehicle Parts and Accessory Sales (Indoor) and Vehicle Repair

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## **Existing Conditions:**

The subject property is a 1.8-acre site located north of Royal Lane and east of Luna Road. The property is located in Planned Development Number 22 (PD-22) zoning district, which allows a wide range of commercial and light industrial uses. PD-22 requires that all automobile and related services uses must obtain a Specific Use Permit (SUP). (See Location Map)

The site is surrounded by commercial and light industrial land uses. Directly to the south is a vacant, undeveloped lot. To the north is an identical office/warehouse building. To the west of the site is a commercial building. (See Aerial Map)

## **Site Design:**

The subject property is fully developed. The existing 1-story masonry building contains approximately 33,140 square feet. No expansion of the existing building is proposed with this request. No outdoor storage or display is proposed with this request. (See Site Plan)

Ingress and egress to the site is from Ferrell Drive. The building has 24 parking spaces along the eastern portion of the building, adjacent to Ferrell Drive. The spaces are the typical customer or visitor parking spaces. The building also has 46 parking spaces behind the building to the west, which serves as the employee parking area as well as the loading area. Staff has confirmed there is adequate existing parking available for the use (19 spaces).

The applicant is proposing moving his existing business from McKinney to this new location in Farmers Branch. Texas Motorworx was founded in 2012 and specializes in custom sales of truck

parts including bumpers, wheels, shocks and lighting. As well as installation of these parts. The business would occupy two suites in the building, 104 and 106.

The proposed floorplan consists of 11,430 square feet with 3,823 dedicated to office/showroom use and the remaining 7,607 square feet dedicated to warehouse use. The floorplan indicates the location of the truck well and typical truck bay area, where the trucks would be located inside of the building in order for the custom parts installation. (See Floorplan.)

The business operating hours are Monday – Friday, 9:00 am – 5:00 pm. The total number of employees is approximately eight.

The applicant is proposing two wall signs. No freestanding signs are proposed. All future wall signs shall be subject to staff approval and must comply with current sign standards. (See Signage)

**Comprehensive Plan:**

The West Side Plan identified the recommended use of the subject property and surrounding area as Light Industrial and Office. Therefore, this request is consistent with the City’s Comprehensive Plan.

**Thoroughfare Plan:**

There are no thoroughfares adjacent to the property. Ferrell Drive is a local street, there are no street improvements or expansions scheduled or budgeted for this public street.

**Public Response:**

Five (5) notification letters were sent out to the surrounding property owners on March 15, 2017. Two (2) zoning notification signs were also placed onsite the same day. As of March 23, 2017, no letters of opposition were submitted to the City.

*On March 27<sup>th</sup>, the Planning & Zoning Commission voted to recommend approval of this Specific Use Permit as outlined in Ordinance No. 3437. The vote was unanimous.*

**Possible Council Action:**

1. I move to adopt Ordinance No. 3437
2. I move to adopt Ordinance No. 3437 .....with the following modification(s)...
3. I move to table the item or take no action.