

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 5, 2015

PUBLIC HEARING AGENDA Item #16 – SU151005 - Specific Use Permit - 3318 E Jefferson Street (City Council District 5). Senior Planner Doug Howard presented the case report and gave a Power Point presentation for approval for a Specific Use Permit for used auto sales. The site is 0.34 acres and is zoned Light Industrial (LI) within Central Business District 4 (CBD 4). The property is addressed 3318 E. Jefferson St. The applicant is Juan Rodriguez, the architect is Joseph Wilkins, Design Alchemy LLC, and the owner is John Benda.

Mr. Howard stated the applicant is proposing to have the 10 display vehicle spaces. Vehicles are purchased and driven in individually. Any repair work will be performed off-site. No changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. Auto sales businesses require 1 space per 400sqft of building as designated customer parking spaces. The existing building is about 1300sqft, which would require 4 designated parking spaces. The applicant is proposal is consistent with the UDC minimum requirements for parking. The applicant has existing driveway access points along E Jefferson St. The drive aisle directly adjacent to the building will only be 17ft wide, and will be required to be a one way drive aisle, as shown on the site plan. Building Inspections has inspected the existing asphalt and has advised that the asphalt be replaced. The UDC requires all new paving to be concrete. Staff will be recommending that concrete be installed before a certificate of occupancy is issued.

Mr. Howard stated a dumpster enclosure will be provided and must meet the minimum requirements of the UDC; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way.

Mr. Howard stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval prior to any building permit or certificate of occupancy can be released or approved.
2. Operations must conform to the approved site plan.
3. Prior to the issuance of a certificate of occupancy, damaged asphalt must be replaced with concrete, as determined by the Chief Building Official.
4. Unless commercial bag service is approved, a dumpster enclosure meeting the minimum requirements of the UDC must be constructed.
5. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
6. No repair work shall be performed onsite.
7. Must comply with ARB ordinance.
8. Any outstanding comments found in City Case File, #SU151005, must be addressed.

Commissioner Womack asked if we could ask the applicant to install concrete on the driveway and only the area that he would be parking on.

Mr. Howard stated there are a lot of pot holes on the property that need repair.

Commissioner Motley asked for percentage of use car lots that currently use concrete.

Mr. Crolley stated there have been several existing lots that have been allowed to do concrete in phases, but the new constructions have to be concrete, we only allow existing buildings to use asphalt.

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU151005 for use auto sales as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**