

MEMORANDUM

TO: Clarie Powell, City Manager

FROM: Richard Luedke, AICP, Planning Director

DATE: April 7, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automotive Repair (Minor) and Automobile Sales and Leasing; on an Approximately 0.68-Acre Lot, Legally Described as Lot 1, Block A, Hamed Addition; Located at 647 East State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Fadi Chaar of Ameri Southwest LLC, the Property Owner (Case No. 24-08-14-SUP).**

BACKGROUND:

Just7 is an existing automotive repair and sales establishment located at 647 E SH 121 Business. The owner proposes to construct a new office building and make improvements to the site. This type of business is considered automotive repair (minor) and automobile sales and leasing in the Unified Development Code (UDC) and requires the approval of a special use permit (SUP) based on the supplemental use regulations for vehicle and related uses in Section VII.3.20; specifically for lacking the required 40-foot landscape buffer; having service bay doors face a public street; and other existing vehicle or related uses being within 1,000 feet of this property. A self-storage facility is located to the west and north of the site while office-warehouse and automotive repair uses are located to the east and south. All surrounding properties are zoned LI. The Planning and Zoning Commission recommended unanimous approval (6-0) on March 18, 2025.

ANALYSIS:

Site, Landscaping and Building

A new building is proposed near the entrance of the site. This building will be constructed out of 80% stone and will help to screen the existing building's service bay doors from the public right of way. Several site improvements are included with the addition of the new building, including:

- Adding three new canopy trees and a row of shrubs to the landscape strip
- Adding parking lot trees where none exist today
- Removing the pole sign

A condition is included in the SUP Ordinance that stipulates any outside display of inoperable vehicles, outside storage of inoperable vehicles, or any repair of vehicles outside of any building is prohibited.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC provides the criteria for approval for special use permits, which are listed below with staff's analysis:

A. Compatibility with surrounding uses and community facilities.

The surrounding uses and facilities are industrial in nature while the proposed use is existing and is being improved with this SUP. The proposal is compatible with surrounding uses.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

The Business 121 Corridor Plan identifies this site as "Industrial Transition" which is a buffer between legacy industrial uses and the Old Town area with a focus on improving the built environment. The visual improvements, locating the new building close to the street, and additional landscaping help to achieve this goal.

C. Enhancement or promotion of the welfare of the area.

The proposed improvements associated with the SUP upgrades the existing site and helps improve the corridor both visually and improves the overall vitality of the area with the increased landscaping.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Staff has not identified any negative impacts to the public health, safety, or general welfare associated with the proposal.

E. Conformity with all zoning regulations and standards.

The site will meet all development standards.

Summary

Staff believes the proposal meets the compatibility criteria for SUP approval and will have minimal impact on adjacent properties. The proposed improvements will upgrade an existing business and will improve the visual appeal of the general area.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.