

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 2, 2024

SUBJECT: **PUBLIC HEARING:** Consideration of a Special Use Permit for Automotive Repair (Minor); on Approximately 1.47 Acres, Legally Described as Lot 5R-1, Block A, Corporate Square Addition; Located at 1901 South Stemmons Freeway; Zoned Light Industrial (LI) District; as Requested by Moe Alsharif, Realty Austin, the Applicant, on Behalf of Christopher Goscha (et al.) Trust, the Property Owner. (Case No. 24-06-9-SUP).

BACKGROUND:

A Special Use Permit is required for an Automotive Repair (Minor) use that does not meet the supplementary standards for a vehicle or related use. The property was previously built-to-suit for National Tire & Battery (NTB), another Automotive Repair (Minor) use. NTB moved out in 2019, and the property has been vacant since. Premier 1 Auto Care, the prospective tenant, has agreed to make several improvements to the site's exterior façade, interior, and landscaping to comply with the updated Unified Development Code and I-35E Overlay District standards.

ANALYSIS:

Site

There is one building with a footprint of approximately 7,524 square feet on site. Premier 1 Auto Care plans on making several improvements to the property. Exterior improvements include: stucco paneling on the east façade, parapet addition to the east façade (max height 24 feet, stone veneer accents on all elevations, and repainting the concrete masonry. Six more service bay doors will be added on the southside of the building. This area was used for tire storage. Premier 1 Auto Care plans on preserving all existing canopy trees and adding eight additional canopy trees to the property. The existing pole sign on the northeast corner of the property will be removed. Wall signs will be added to the east and north elevations and a monument sign will be added to back entrance on the western portion of the property.

Summary

Premier 1 Auto Care intends to occupy a building already built-to-suit an Automotive Repair (Minor) use. Their proposed improvements enhance the site and meet I-35E District Overlay standards and design guidelines.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Special Use Permit.