



**16-192SUP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 (University Drive), and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 21, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CMP  
Samantha Pickett, Planning Manager  
Melissa Spiegel, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed specific use permit for an automotive care center, with the following condition:
  1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

**ITEM SUMMARY:**

- The applicant is requesting a specific use permit for an automotive care center on approximately 1.50 acres of land, located approximately 520 feet east of Community Avenue and on the south side of U.S. Highway 380 (University Drive). The associated rezoning request for the subject property is being considered concurrently by the City Council (see item 16-193Z).
- The proposed zoning for the subject property ("C2" - Local Commercial District) requires that a specific use permit be granted in order to allow for an automotive care center (garage, auto repair) on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices and parking areas.

**BACKGROUND INFORMATION:**

- Please see attached Planning and Zoning Commission meeting Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On February 28, 2017, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the specific use permit.

**SUPPORTING MATERIALS:**

[PZ Minutes 022817](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[PowerPoint Presentation](#)