

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(FWY) Freeway District with SUP-337 Allowing for Motorcycle Sales	Harley-Davidson Dealership
SOUTH	(FWY) Freeway District	Undeveloped
EAST	(FWY) Freeway District with I-35E Overlay and SUP-302 Allowing for a Hotel	N. IH-35E (Hotel Beyond)
WEST	(FWY) Freeway District	Undeveloped Parcel
REQUEST:	Approval of a Special Use Permit (SUP) for a Used Car Dealer (indoors only).	
PROPOSED USE:	Indoor used car dealer in an existing building.	
ACRES/LOTS:	Approximately 2-acres/1 Lot.	
LOCATION:	1833 N. IH-35E.	
HISTORY:	The approximately 25,000 sq. ft. building was constructed in 1964. Since the building's construction, there have been many tenants – the last tenant was Environmentally Friendly Powder Coating.	
COMPREHENSIVE PLAN:	High Intensity Commercial.	
TRANSPORTATION PLAN:	Luna Road is designated as an (A6D) Six-Lane Divided Arterial and IH-35E is designated as a Controlled Access Highway Arterial.	
OWNER:	Jon Kane Holdings.	
REPRESENTED BY:	Michael Adams.	

STAFF ANALYSIS

PROPOSAL

The applicant is requesting a Special Use Permit to allow an indoor used car dealer to locate at 1833 N. IH-35E.

ORDINANCE REQUIREMENTS

The (FWY) Freeway District allows an indoor used car dealer with a Special Use Permit.

SITE DESIGN AND LANDSCAPING

1. The facility was previously occupied by a powder coating business.
2. The site appears to be large enough to allow improvements.

ELEMENTS TO CONSIDER

1. The building is approximately 25,000 square feet and is adequate for the indoor display of used vehicles per the applicant.
2. TXDOT will acquire a portion of the development site in the near future which could affect the business.
3. The applicant is investing a significant amount into the redevelopment of the site, including refurbishing the interior and exterior of the building, improving the fire lane, resurfacing and stripping the parking lot and adding landscaping to the side and front of the property.
4. Although the east elevation (the front facing N. IH-35E) does not provide the minimum exterior brick or stone content, the overall building's exterior percentage does exceed the minimum percentage and, therefore, allows for an attractive, refurbished building incorporating stucco, masonry blocks and metal panels/canopies.

CONCLUSION

Staff believes the development proposal is a significant improvement to the old, worn-out site and the use appears appropriate for this property.