

SPECIAL USE PERMIT

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District with (I-35E) Overlay District

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	(FWY) Freeway District with IH-35E Overlay District	Hotel & dentist's office
SOUTH	(FWY) Freeway District with IH-35E Overlay District	Hotel & loan company
EAST	(LI) Light Industrial District	Warehouse (across Broadway St.)
WEST	(FWY) Freeway District with IH-35E Overlay District	Multi-tenant commercial building (across IH-35E)

REQUEST: Approval of a Special Use Permit to allow for a new car and used car dealer

PROPOSED USE: New & used car sales

ACRES/LOTS: Approximately 4.3 acres/1 tract

LOCATION: East side of IH-35E just north of Valwood Parkway

HISTORY: The current zoning on the property was established in June 1987.
The property has never been platted into a lot of legal record.
The site is currently vacant. Prior to demolition this year, the site was occupied by a hotel built in 1967.

COMPREHENSIVE PLAN: High Intensity Commercial Uses

TRANSPORTATION PLAN: IH-35E is designated a Controlled Access Highway. Broadway Street is designated as a (C4U) Four Lane Undivided Collector.

OWNER: Pack Properties X, LLC

REPRESENTED BY: Kyle Vrla/Dynamic Engineering Consultants

STAFF ANALYSIS

PROPOSAL

This is a request for a new Special Use Permit for a new car and used car dealer. The site is on the east side of IH-35E just north of Valwood Parkway (1735 S. IH-35E) and is the site of the former Royal Inn which was demolished earlier this year.

ORDINANCE REQUIREMENTS

The (FWY) Freeway District currently requires a Special Use Permit for both new and used car dealers. The (I-35E) Interstate Overlay District has additional (reduced) regulations with regard to lot area, and an increased building setback along IH-35E.

The proposed development meets all requirements of the zoning ordinance and is applying for the required SUP.

ELEMENTS TO CONSIDER:

- The proposed car dealership would be the new home of the local franchise Chevrolet dealership – being relocated from the west side of IH-35E.
- The proposed building would follow the franchise requirements for a Chevrolet dealership. It would not meet the minimum façade brick or stone requirement, but would be faced largely in stucco or EIFS.
- Parking lot landscape islands in the inventory vehicle storage area are not proposed. The total area of these islands has been relocated elsewhere on the site, and may include some landscaping in the rights-of-way of Broadway Street and/or IH-35E.

CONCLUSION:

The use appears appropriate.