



Legislation Details (With Text)

File #: CUP-20-18 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 9/23/2020 **In control:** Planning and Zoning Commission
On agenda: 10/13/2020 **Final action:** 10/13/2020
Title: CUP-20-18 (Chuck Nash) Hold a public hearing and consider a request by Matthew Opuszenski on behalf of Charles D. Nash for Conditional Use Permit for an automotive body shop within a General Commercial zoning district located at 3209 North IH-35. (W. Parrish)

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP-20-18 Staff Report, 2. CUP-20-18 Map Packet, 3. CUP-20-18 Business Details, 4. CUP-20-18 Application Packet, 5. CUP-20-18 Presentation 10.13.pdf

Date	Ver.	Action By	Action	Result
10/13/2020	1	Planning and Zoning Commission	approved with conditions	Pass

AGENDA CAPTION:

CUP-20-18 (Chuck Nash) Hold a public hearing and consider a request by Matthew Opuszenski on behalf of Charles D. Nash for Conditional Use Permit for an automotive body shop within a General Commercial zoning district located at 3209 North IH-35. (W. Parrish)

Meeting date: October 13, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.

Background Information:

This property is an existing Car Dealership on IH-35. The property owner is proposing to add a body shop to this location. The property is zoned General Commercial (GC) which requires a Conditional Use Permit for an Auto Body Shop. The property is adjacent to the Blanco Riverwalk PDD, which has a base zoning of Heavy Commercial. In addition to the Body Shop itself, the applicant will also be adding approximately 115 parking spaces.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the application and recommends approval with the following conditions:

1. The site is developed in a manner substantially similar to the provided site plan;
2. The applicant provides a solid screen between the Auto Body Repair Shop parking area and the adjacent property; and
3. The site is developed according to all other codes and ordinances.