



## **CITY COUNCIL COMMUNICATION**

January 24, 2012

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 11-17-SUP and Consider First and Final Reading of Ordinance No. 1941.

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-17-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on J. W. Lewellyn Addition, Block 1, Lot 2, for Motor Vehicle Dealer in Light Industrial District (I-1) zoning at 2811 W. Euless Boulevard and motion to approve Ordinance No. 1941 concurring with the Planning and Zoning Commission's 6-0 recommendation on January 17, 2012.

### **ALTERNATIVES:**

- Open the Public Hearing and continue it to the next meeting.
- Open, conduct, and close the Public Hearing.
- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Mr. Damir Guilmanov representing RD Auto Group.

**Location / Zoning:** Leased space within 2811 W. Euless Boulevard zoned as Light Industrial Zoning District (I-1).

**Project Description:** Mr. Guilmanov requests the renewal of a Specific Use Permit to sell used motor vehicles through internet sales at the above location. The original Specific Use Permit was approved by the City Council on January 11, 2011.

The Unified Development Code requires a motor vehicle dealership located within the I-1 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the SUP.

The original Specific Use Permit allowed Mr. Guilmanov to conduct minimal diagnostic work on the vehicles for sale. No vehicles for sale would be allowed to be stored outside of the leased space. Mr. Guilmanov has had one instance with Code Compliance in which he was asked to move vehicles interior to the building. Mr. Guilmanov has provided a letter stating that the vehicles stored outside were not for sale and did not have any for sale signage. Staff recommends approval with no changes proposed to the original Specific Use Permit, which includes a one year renewal for this permit.

Mr. Gulmanov is proposing to continue to occupy approximately 5,000 square feet of space and keep an inventory of five to ten vehicles.

The Planning and Zoning Commission held a public hearing on January 17, 2012 and recommended approval of the Specific Use Permit by a vote of 6-0 with the following conditions:

1. Tied to the owner, Mr. Damir Guilmanov; and,
2. Tied to the business name: RD Auto Group; and,
3. Permitted for the period of one year to be renewed through the Specific Use Permit process; and,
4. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
5. No outdoor storage or display of vehicles; and,
6. No on-site major mechanical or auto body work to be performed on vehicles (this condition does not include computer diagnostic of vehicles which may be performed; and,
7. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) cumulated gallons stored within this facility.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1941
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2 and Map 3

**APPROVED BY:**

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City Manager's Office

\_\_\_\_\_ **HH** \_\_\_\_\_

City Secretary's Office