

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: April 15, 2024

SUBJECT:

314 NE Wilshire Blvd (Case 23-398): Hold a public hearing and consider approval of an ordinance for a zoning change request from “C” Commercial to “C” Commercial with an “SUP” Specific Use Permit allowing for an Auto repair garage located in the Old Town Overlay District for Team Hoover Automotive. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On December 13, 2023, a zoning change request was submitted by Mike Hoover of Team Hoover Automotive (owner) to change the zoning of approximately 0.816 acres to C, Commercial with a Specific Use Permit for an Auto Repair Garage located within the Old Town Overlay District.

DEVELOPMENT OVERVIEW:

The owner is proposing a C, Commercial zoning with a Specific Use Permit for the expansion of his existing auto repair business located at 134 NW Hillery Street. The proposed use would be allowed by-right with a C, Commercial zoning but with the subject property being located in the Old Town overlay district, a Specific Use Permit is required.

The subject property was previously Stowe’s Automotive but has been abandoned for a number of years. The applicant is proposing to install additional car lifts as well as an office so that he can continue to grow his business that has been operating on an adjacent property located at 134 NW Hillary Street. The applicant has replaced the roof and painted the exterior but is not proposing any major renovations to the building. The applicant will be replacing dead landscaping and installing signage. The applicants plans a future expansion to include a second story retail site that will meet the Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Property	C, Commercial	Vacant Building

North	I, Industrial	Industrial/Rental
East	I, Industrial	Industrial/Rental
South	I, Industrial	Industrial/ Auto Repair Garage
West	C, Commercial	Commercial/Auto Repair Garage

This site is designated in the Comprehensive Plan as Old Town.

Typical uses include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development.

Staff has determined the requested zoning and Specific Use Permit align with the Comprehensive Plan.

RECOMMENDATION:

Recommend approval of an ordinance for the zoning change with a Specific Use Permit for Auto repair Garage in the Old Town Overlay District.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

Mar. 26, 2024 – The Planning and Zoning Commission recommended approval.

REFERENCE:

<https://ecode360.com/39939233#39939233>

FISCAL IMPACT:

None

STAFF CONTACT:

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