



**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the construction of a chain retail automotive parts store named AUTOZONE in a property zoned (C-3) General Business District being Lot 1, Block 4, Taurus Estates No. 9 Subdivision Phase I, located at 2113 W. Mile 3 Road. Applicant: AutoZone, Inc. – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 17, 2025 – Scheduled Zoom Preliminary Conference for Site Plan Approval at the regular scheduled SRC.
- July 8, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- July 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

- The site is located at the Southeast corner of W. 3 Mile Road and N. Moorefield Rd. having double frontage with two access points: one from N. Moorefield Rd. and the other from the shared access driveway and common parking area to the East abutting the lot.
- Currently, zoning for the property is (C-3) General Business which is suitable for this type construction. This is an existing recorded subdivision which includes internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- The site will include 34 allocated parking spaces (2 being ADA spaces) meeting the minimum number of paved, striped off-street parking spaces required for this project. The additional parking stalls will be held in common and inclusive to the adjacent businesses.
- Proposed is a main structure with a grand total of 7,200 square feet which will include a concrete loading dock.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

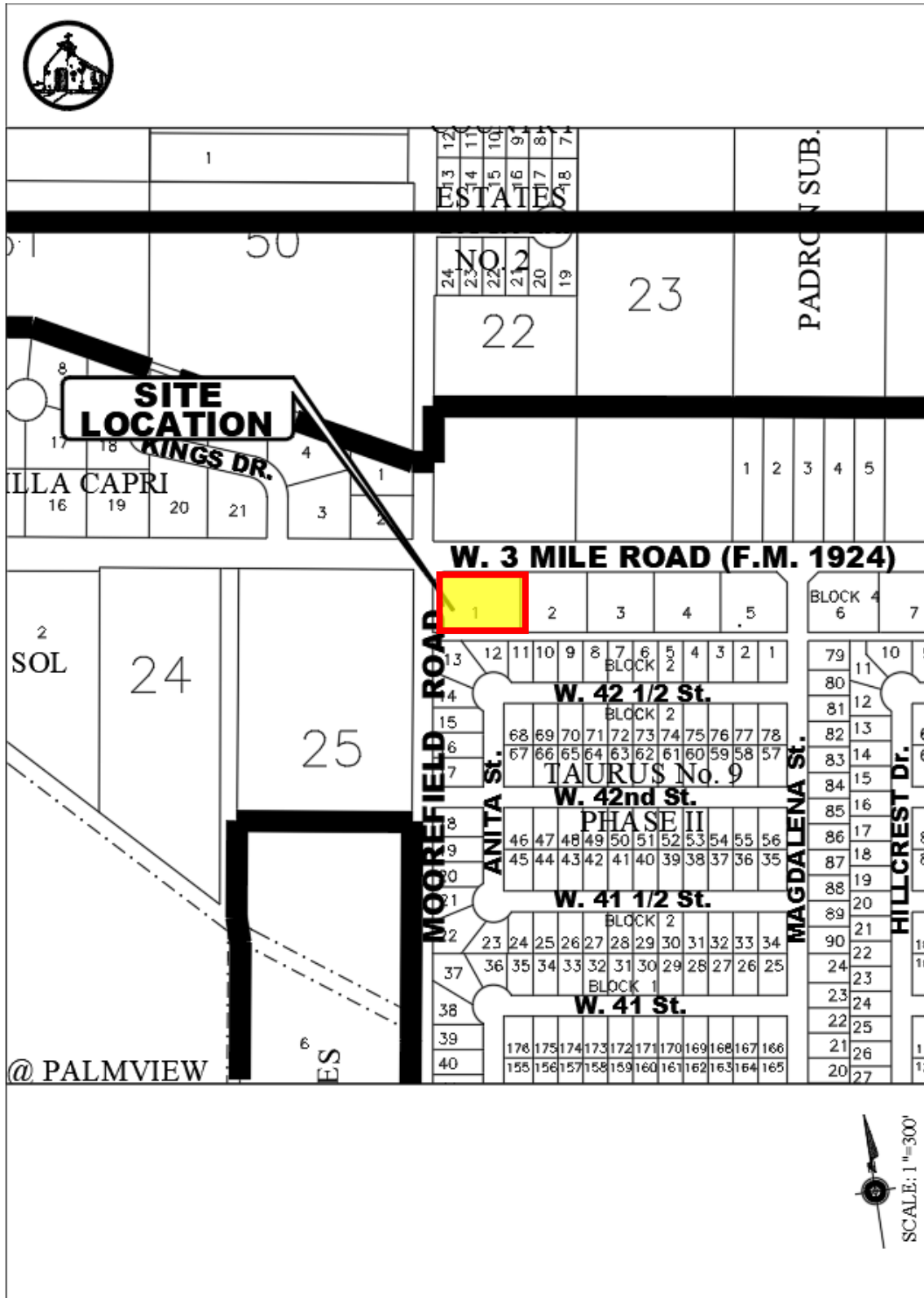
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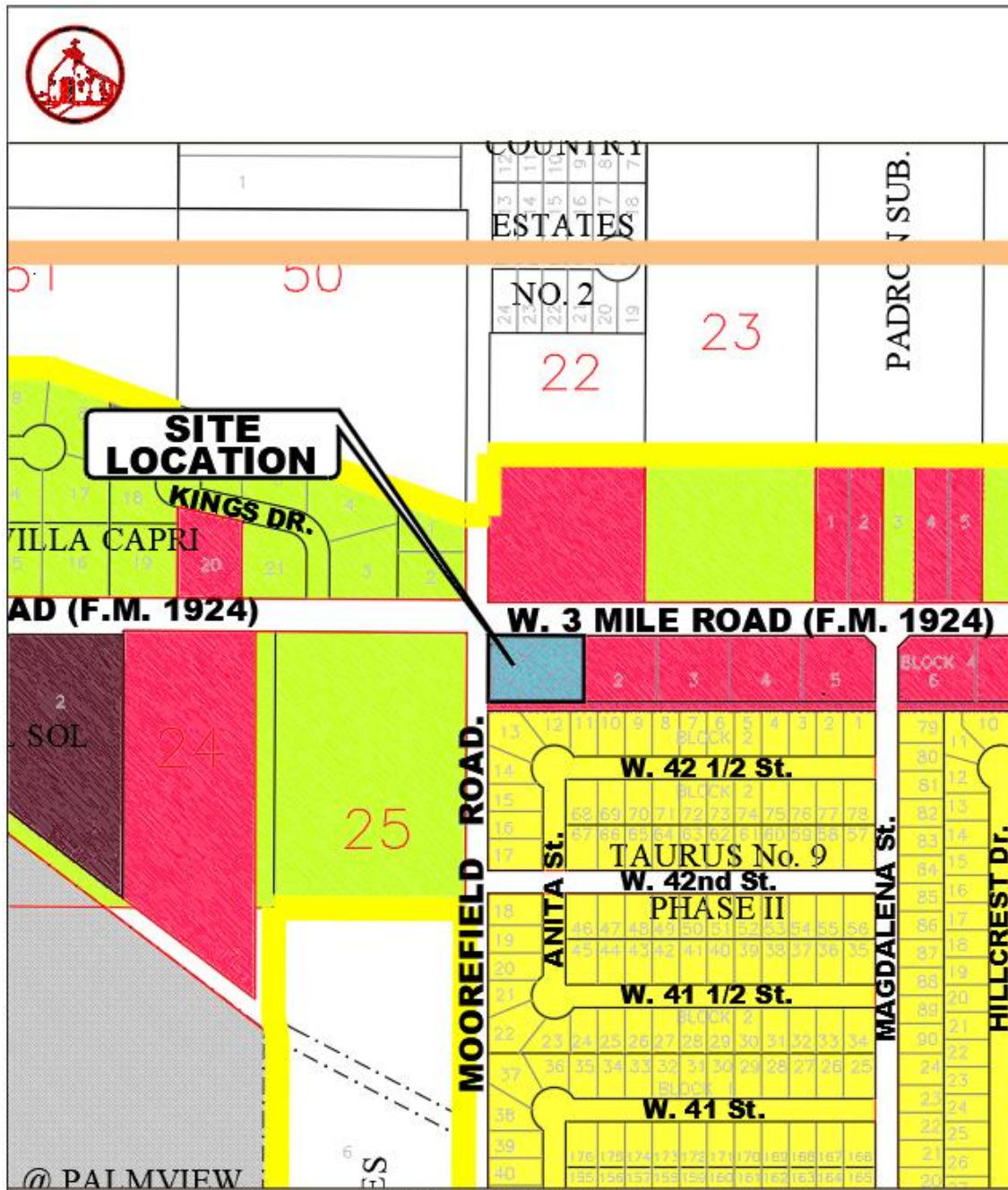
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# BASE MAP



# ZONING MAP



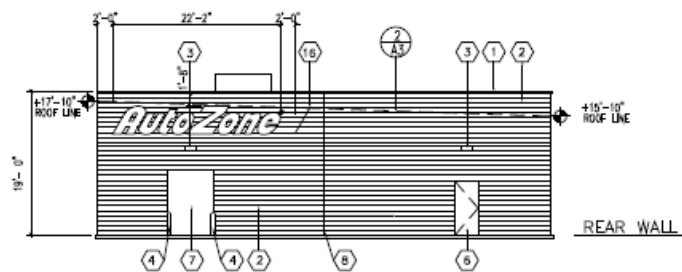
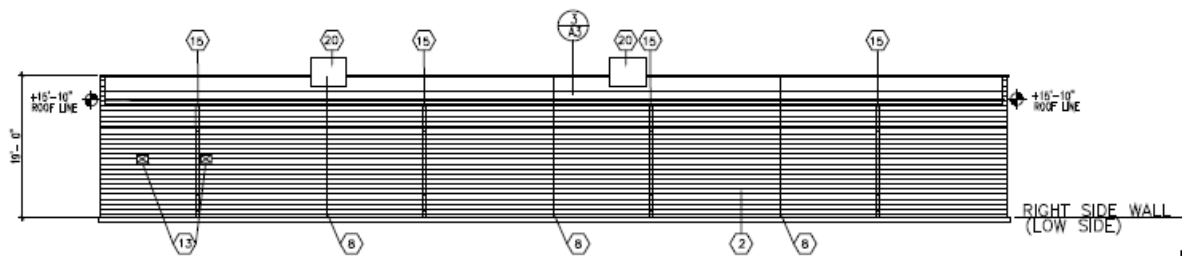
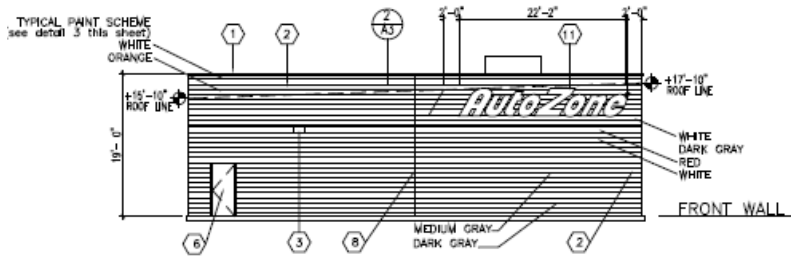
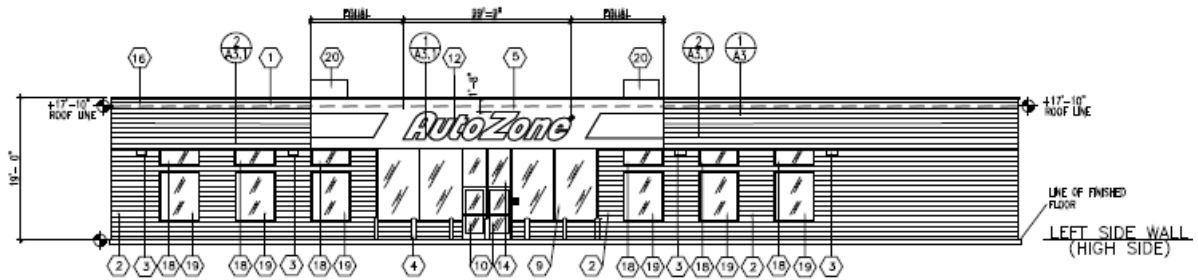
## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



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## BUILDING FACADE





AERIAL PHOTO

