



**To: Mayor and Town Council**  
**From: Alex Glushko, AICP, Planning Manager**  
**Through: Harlan Jefferson, Town Manager**  
**Re: Town Council Meeting – September 24, 2019**

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### **Agenda Item:**

Consider and act upon an ordinance rezoning 16.1± acres of Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9), and 3.3± acres of Planned Development-65 (PD-65) to Planned Development (PD-99), located on the northwest corner of Mahard Parkway and US 380, to facilitate the development of a Major Automotive Repair Facility (Toyota/Penske). (Z19-0007).

### **Description of Agenda Item:**

On August 27, 2019, the Town Council approved the proposed rezoning request, by a vote of 7-0, subject to approval of a Development Agreement, including right-of-way and easement dedication and masonry regulations consistent with the proposed Exhibit F. An ordinance has been prepared accordingly. In addition, the Development Agreement has been prepared and is also on the September 24, 2019, Agenda for consideration in conjunction with this request.

### **Legal Obligations and Review:**

Town Attorney, Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard ordinance as to form and legality.

### **Attached Documents:**

1. Ordinance
2. Exhibits A, B, C, D, E, F, and G

### **Staff Recommendation:**

Staff recommends the Town Council approve an ordinance rezoning 15.1± acres of Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9), and 3.1± acres of Planned Development-65 (PD-65) to Planned Development (PD-99), located on the northwest corner of Mahard Parkway and US 380, to facilitate the development of a Major Automotive Repair Facility (Toyota/Penske).

**Proposed Motion:**

I move to approve an ordinance rezoning 15.1± acres of Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9), and 3.1± acres of Planned Development-65 (PD-65) to Planned Development (PD-99), located on the northwest corner of Mahard Parkway and US 380, to facilitate the development of a Major Automotive Repair Facility (Toyota/Penske).