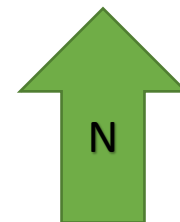


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PUBLIC HEARING: Consider an ordinance approving a Planned Development (PD) amendment for Bursey Park, related to the list of permitted uses allowed on Tract 2 of the Planned Development, for approximately 1.38 acres, located on the east side of Rufe Snow Drive, approximately 275 feet northeast of the Bursey Road and Rufe Snow Drive intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Planned Development-1092-Retail, and addressed 2131 Rufe Snow Drive. Carolyn O'Brien, Eridani Engineering, Applicant. Keith Hoogland, Owner. (ZONE-2510-0010)

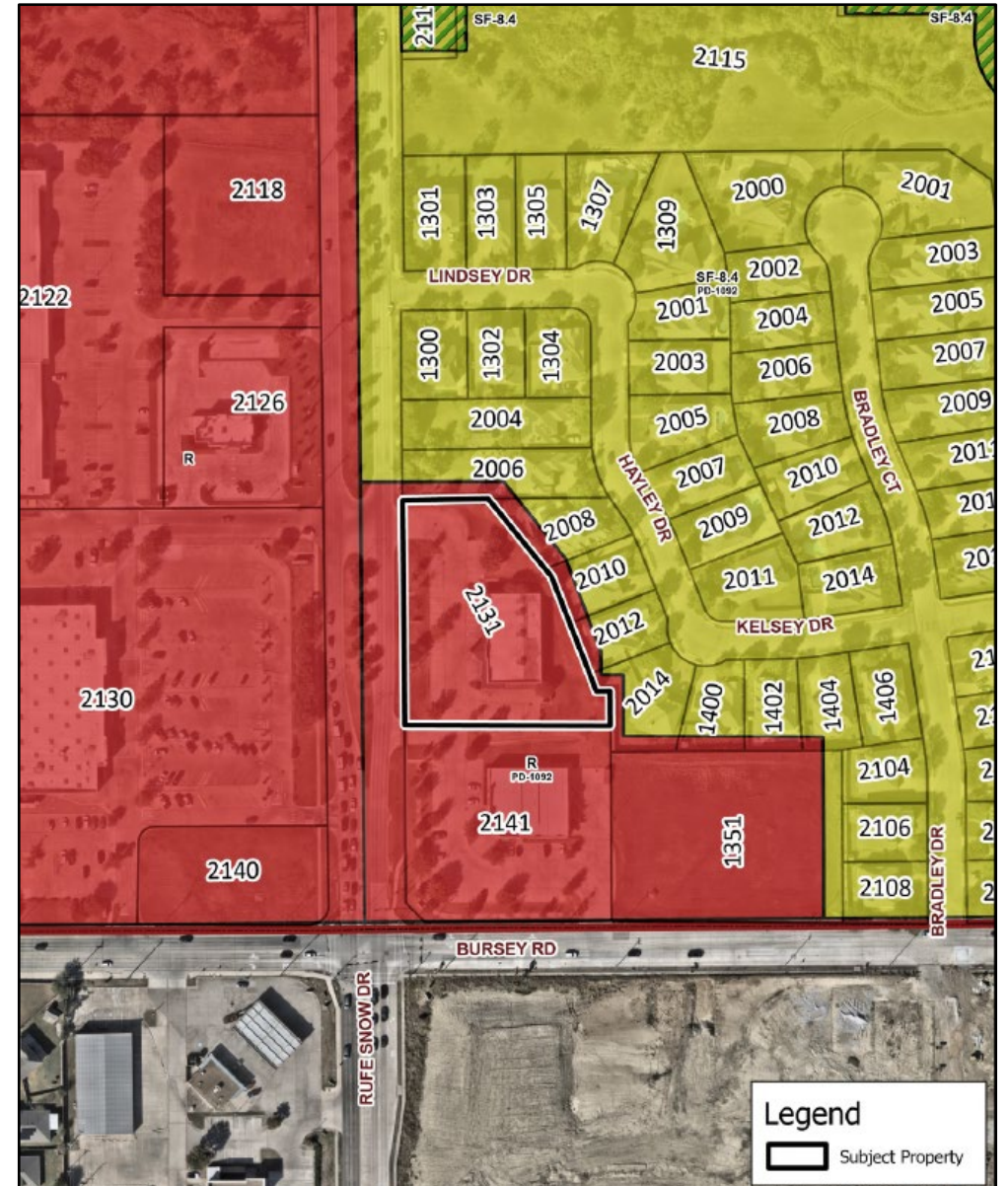
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Aerial Map



Zoned:
PD-1092-
Retail

Zoning Map



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Background:

The subject property is currently zoned under the existing Planned Development (PD) Tract 2 of PD-1092-Retail, approved by City Council on Feb. 5, 2002.

The approved Retail use chart in the PD development standards does not include “Auto Parts Sales” as an allowable use. The Applicant requests the addition of this use as allowable by right in the existing Planned Development.

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Approved PD-1092 Use Chart:

PROPOSED RETAIL USE RESTRICTIONS ON TRACTS A,C & D	
THE FOLLOWING USES SHALL BE PERMITTED IN THE PD-RETAIL TRACTS A, C & D:	
1. Accountant or bookkeeping office	43. DELETED
2. Administrative or corporate headquarters	44. Medical clinic or office
3. All local utilities (municipal)	45. Minor medical emergency clinic - SUP
4. Antique shop and used furniture	46. Miscellaneous retail
5. Architects office	47. Museum or art gallery (private)
6. Armed services recruiting center	48. Musical instrument sales and repair
7. Art and craft retail store	49. Novelty or gift shop
8. Bakery (retail)	50. Office, general or professional
9. Bank, saving, loan, and credit unions	51. Optical store
10. Barber shop or beauty salon	52. Optician or optometrist
11. Bookstore	53. Paint store
12. Boot and shoe sales	54. Pet grooming - SUP
13. Ceramics store	55. Pet shop
14. DELETED	56. Pharmacist or drug store
15. Child care or day care center	57. DELETED
16. Church	58. Private park
17. City, county, state, and governmental offices	59. Private school
18. Clothing and apparel store (new)	60. Public park or playground
19. Community center	61. DELETED
20. Computer sales	62. Real estate office (on-site leasing)
21. Copy shop or printing shop	63. Real estate sales (office)
22. Dance studio or aerobics	64. Religious or philanthropic institution
23. Dental clinic, laboratory or office	65. Restaurant, café or cafeteria
24. DELETED	66. Restaurant, drive-in - SUP
25. Donut shop	67. Restaurant, with drive-thru
26. Driving school	68. Retail service, incidental
27. Dry cleaning (small shop)	69. DELETED
28. Fabric store	70. Security systems installation company
29. Florist	71. Silk screening studio or tee shirt shop
30. Furniture store, home furnishing-retail	72. DELETED
31. DELETED	73. Stained glass studio
32. Hobby or toy store	74. Studio (photography)
33. DELETED	75. Telegraph office
34. Ice cream or frozen yogurt sales	76. Tourist home (bed and breakfast)
35. Insurance or insurance estimators office	77. Trophy sales and engraving
36. Interiors decorators office	78. TV sales
37. Jewelry repair	79. Usable open space, as a part of a planned development
38. Key shop or locksmith	80. Used clothing store, as per Ordinance # 1092, See attached list
39. DELETED	81. Vacuum cleaner sales and service
40. DELETED	82. Veterinarian office (no outside pens)
41. Leather goods shop	83. Wallpaper, flooring, and carpet supply
42. Library	84. Weight and aerobic center

Current UDC Retail Use Chart:

Use	SUP or P
Administrative, professional or corporate office	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Appliance Rental	SUP
Athletic stadium or field operated by the city or school district	P
Automobile electric charging station	P
Automobile parts retail sales wholly enclosed in a building	SUP
Automobile sales	SUP
Automobile renting	SUP
Automobile service station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	P

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Business Details:

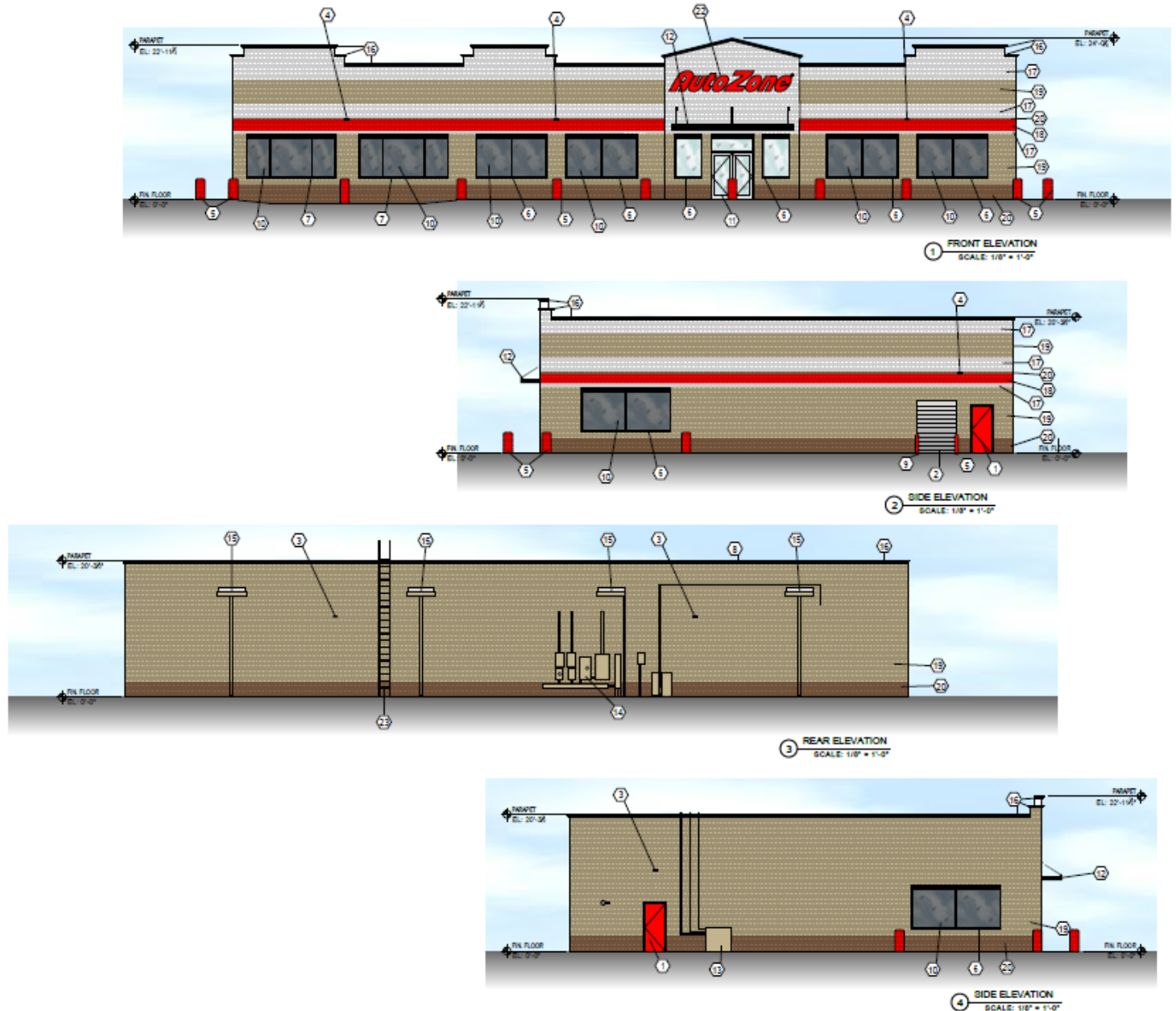
- AutoZone is a national retailer of automotive replacement parts and accessories.
- Proposed hours of operation are 7:30 a.m. - 9 p.m. Monday through Saturday and 8 a.m. - 9 p.m. on Sundays.
- Location anticipates having 10-15 full-time employees (3-5 per shift)



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Site Design:

- The existing building is 8,160 square feet and includes three tenant spaces, all of which are currently vacant. The Applicant intends to remodel the interior to utilize the entire structure for its retail operations.
- No expansion of the building is planned, but the south and west facades will be updated with the gray and red branding for AutoZone. A roll-up door will also be installed on the south elevation.



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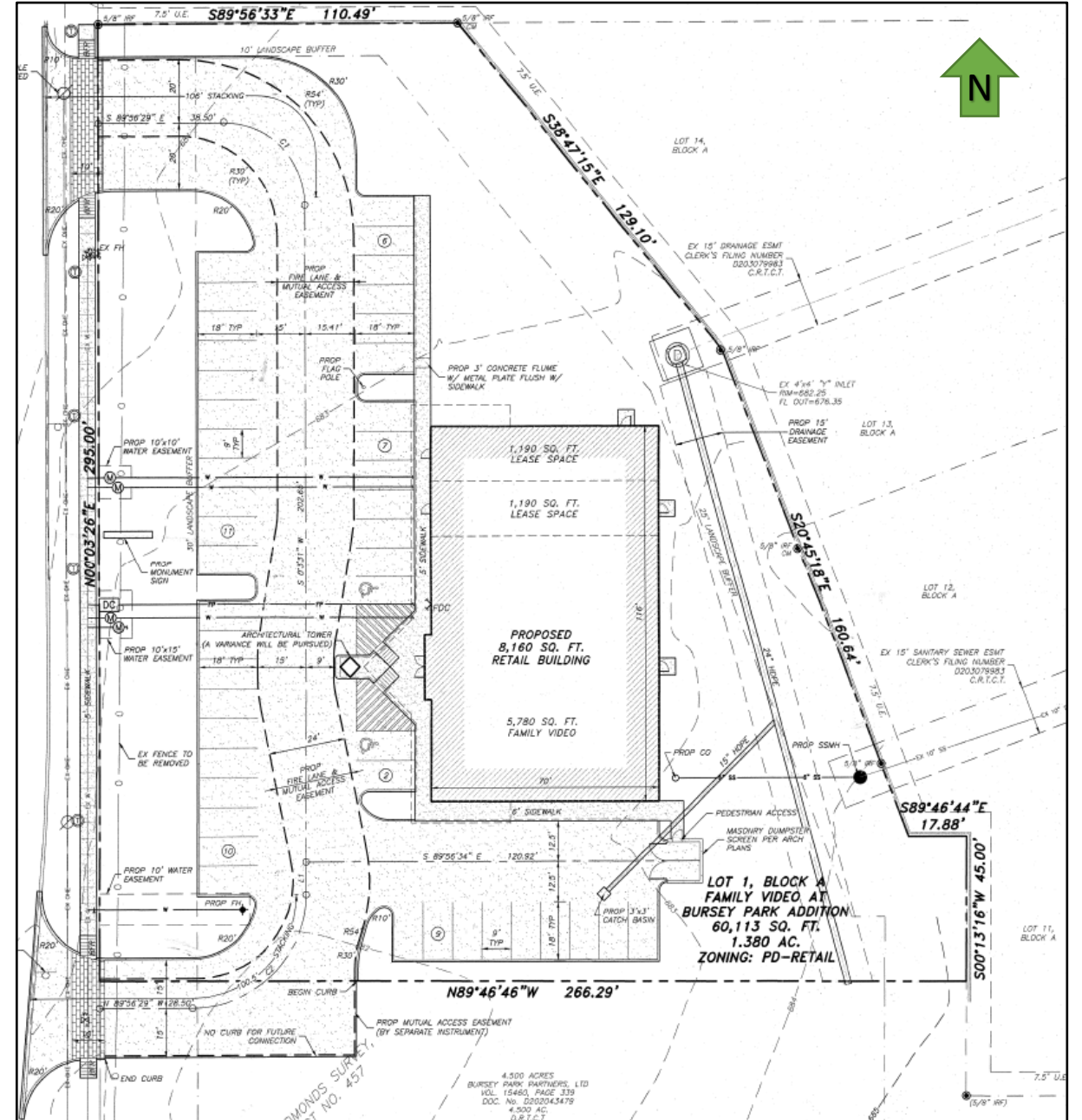
Parking:

The UDC parking requirement for Automobile parts sales (indoors) is one space per 400 square feet of floor area, bringing the total required spaces on the subject property to 21 spaces.

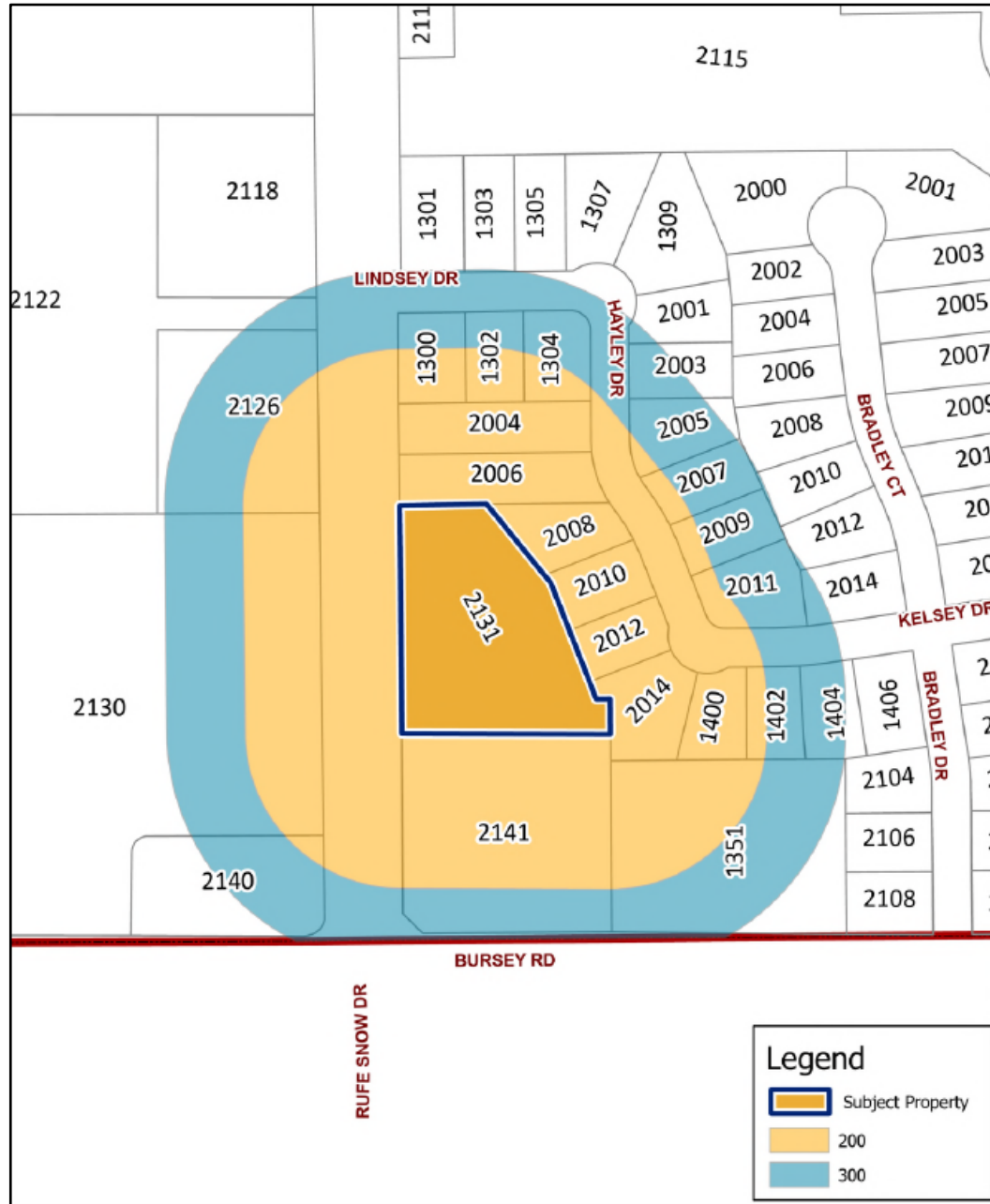
There are 43 regular and 2 accessible parking spaces on the lot.

SITE DATA TABLE	
ZONING OF PROPERTY	PD - RETAIL
PROPOSED USE	RETAIL
TOTAL LOT AREA	1.38 Ac. (60,113 S.F.)
BUILDING SQUARE FOOTAGE	8,160 S.F.
BUILDING HEIGHT	22'-8" (1 STORY BUILDING) 27'-8 3/4" (TOWER)
LOT COVERAGE	13.57%
FLOOR AREA RATIO	1:0.136
PARKING REQUIRED	42 SPACES (1 SPACE PER 200 S.F.)
PARKING PROVIDED	43 SPACES
*HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA	0.724 Ac. (31,541 S.F.) (53%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



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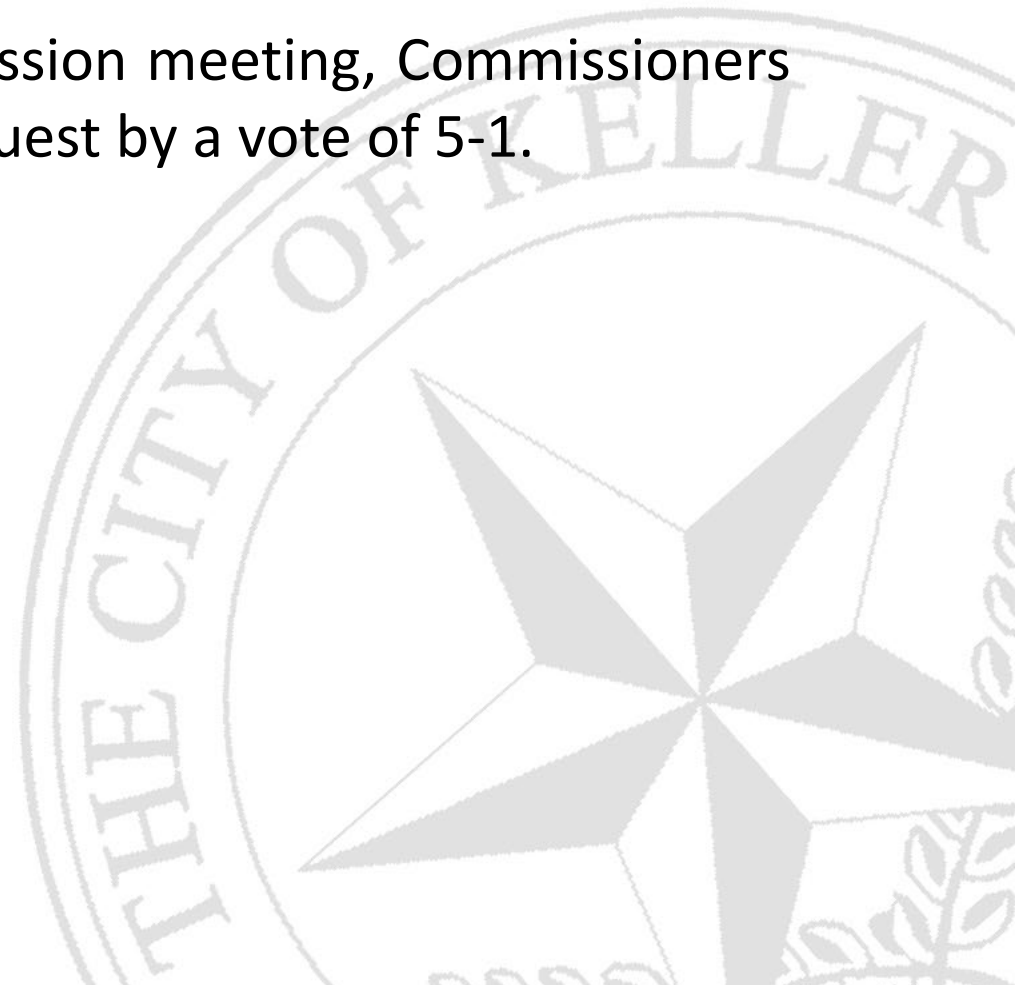
On Oct. 30, the city mailed 21 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.

Staff has received no public feedback in response to this SUP request.

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Planning and Zoning Commission Recommendation:

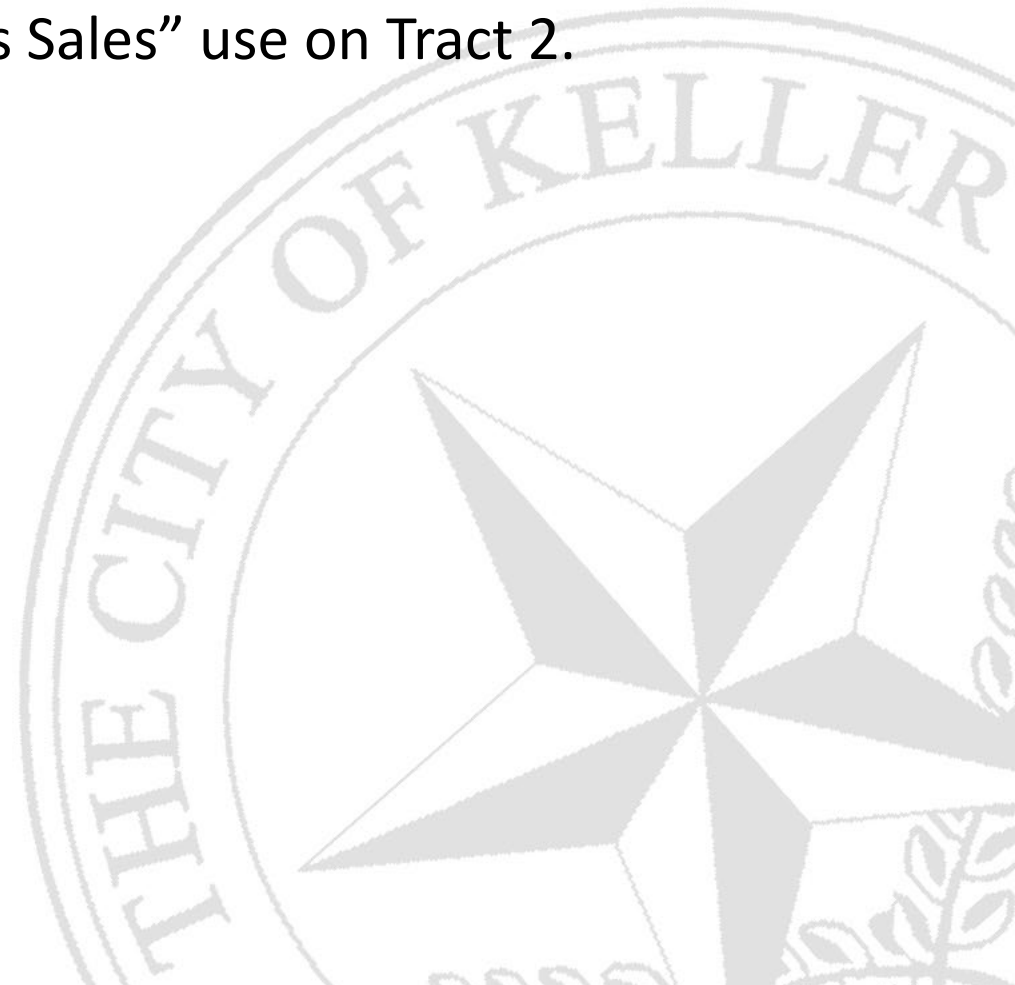
At the Nov. 11, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the PD amendment request by a vote of 5-1.



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Request:

1. To amend the existing PD to allow for “Auto Parts Sales” use on Tract 2.



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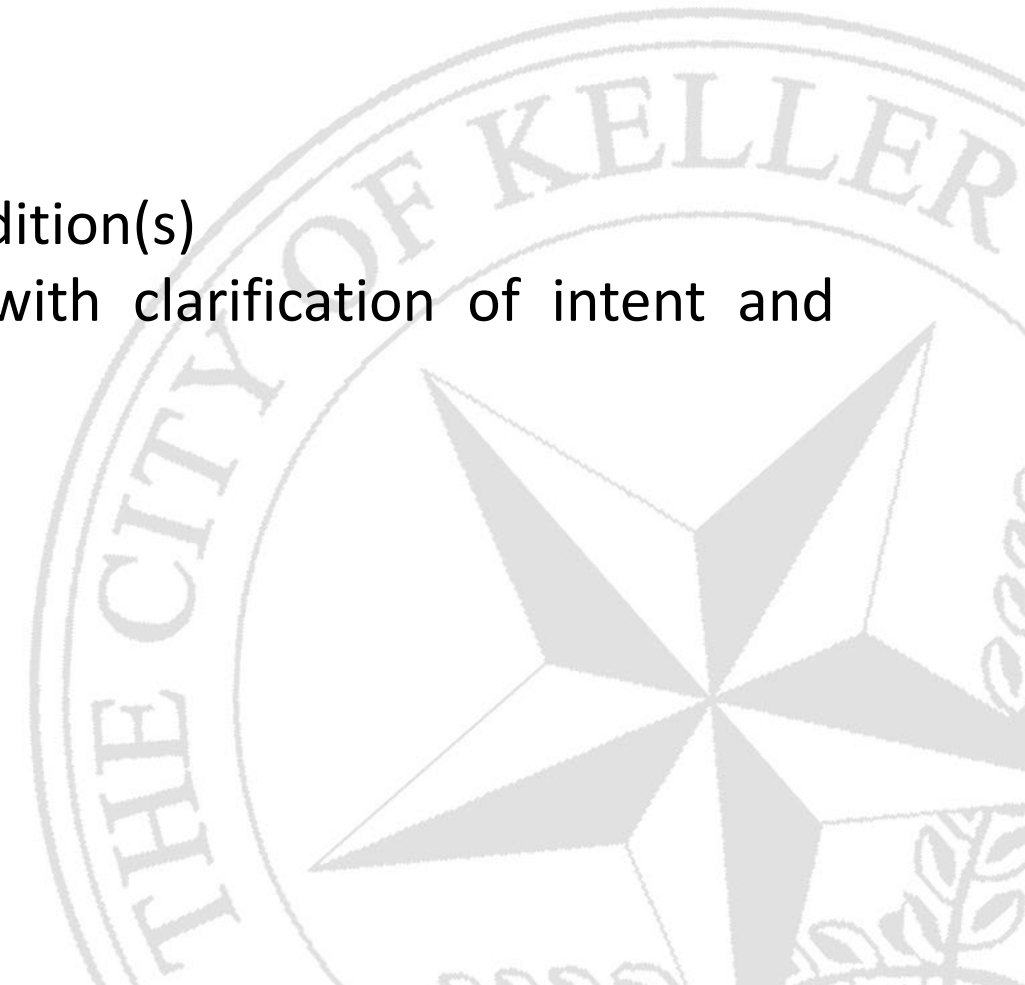
Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request (including a Planned Development Amendment) the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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The City Council has the following options when considering a Planned Development amendment request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?

Alexis Zimmerman

817-743-4130

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