



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** March 27, 2018

**Reference:** Consideration of approval of an Ordinance rescinding of Ordinance No. 91500-A-718 for Case No. S-1262-LI, Driversselect to no longer allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane, and authorizing the Mayor to sign.

**2030: Business Prosperity**

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### Executive Summary:

City Council approved this SUP for an internet-based car sale and further approved an SUP for the storage lot on the Fellowship Church site to be an ancillary use to the proposed car sales.

### Introduction:

Staff received notification that Driversselect was not going to lease the facility at 100 S. Royal Lane. The building owners formally requested that this SUP be rescinded. Also on this agenda is the Ordinance for the ancillary storage lot, which is recommended for denial.

### Analysis:

On November 14, 2017 City Council approved this SUP for internet based car sales, and Ordinance 91500-A-718 was subsequently adopted on December 12<sup>th</sup>.

On October 19, 2017, the Planning and Zoning Commission recommended Approval of S-1262-LI Driversselect, the following conditions will be incorporated into the SUP Conditions, if granted.

1. All parking spaces visible from Royal Lane shall be solely used for customer and employee parking.
2. There shall be no vehicle display outside of the building. All vehicles parked outside of the screened area shall be limited to customer and employee parking. At no time shall there be signs/banners/painting on windows, etc. on any car or vehicle indicating that it is for sale.
3. There shall be no car repair, maintenance, painting or similar activities occurring outside of the building at any time.
4. Tires stored outside the building shall be contained within the storage building as indicated on the Site Plan.
5. In the event that the evergreen tree row along the north property line is removed, or no longer provides the visual screen, then either a solid screening wall and/or replacement trees

will be required to allow the continuation of outdoor storage along the north side of the building.

6. The re-occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes.
7. A Minor Amending Plat shall be required to provide the extension of the fire lane, as indicated on the site plan.
8. If the off-site vehicle storage is located within the City of Coppel, then an Amendment to this SUP will be required.
9. Compliance with any additional comments generated during final engineering review.

**Legal Review:**

The City Attorney reviewed this ordinance.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Staff Report
2. ML Realty Letter dated February 21, 2018
3. OR 91500-A-718
4. Ordinance to Rescind 91500-A-718