



MINUTES

Planning Commission Meeting: June 22, 2026

Application:	<u>SU26-0002:</u> A special use permit renewal for Motor Vehicle Sales for Car City, located at 1501 E. Santa Fe Street and 142 N. Burch Street.
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Ms. Taylor Vande Velde, Planner II, presented SU26-0002, the request to renew the existing Special Use Permit for motor vehicle sales at Car City. She stated that the property is located west of Interstate 35 at the intersection of Burch Street and Santa Fe Street and that Car City had originally received Special Use Permit approval in 2021. She stated that the property is zoned C-3, which allows motor vehicle sales with a Special Use Permit, and that the Comprehensive Plan designates the area for Regional Commercial uses, making the request consistent with the City's future land use plan. Ms. Vande Velde reported that no changes to the existing use or building were proposed. She noted that the site would retain its existing landscaping and parking layout. She continued that the only proposed modification is the replacement of two street trees along Burch Street with more suitable species due to limited planting space and overhead utility lines.

Ms. Vande Velde stated that all public notice requirements had been met. She added no one attended the required neighborhood meeting, and staff received no public comments regarding the application. She advised that staff recommended approval of Special Use Permit SU26-0002 with the standard five-year approval period and continuation of the existing restriction on certain temporary signs.

Chair Janner called for any Commissioner questions for staff, but there were none.

Chair Janner opened the public hearing and noted that no one had signed up to speak. He called for a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Seeling** seconded. The motion passed with a vote of 6 to 0.

With no further discussion raised, **Chair Janner** called for a motion on the item.

Commissioner Chapman moved to approve SU26-0002 as recommended and stipulated by staff. **Commissioner Seeling** seconded the motion to approve the item.

The motion passed with a vote of 6 to 0 as follows:

A. Staff recommends approval of SU26-0002 for the following reasons:

1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.

B. Staff recommends approval of the special use permit, SU26-0002, and preliminary site development plan with the following stipulations:

1. The Special Use Permit to allow motor vehicle sales is valid for a period of five (5) years following City Council approval.
2. Wind signs, including pennants, streamers, balloons, whirligigs, or similar temporary signs, are prohibited.