



MINUTES

Planning Commission Meeting: April 14, 2025

Application:	<u>SU25-0001:</u> Request for approval of a special use permit for Motor Vehicle Rental for Avis Car Rental, on approximately 0.70 acres, located at 1529 E. Spruce Street.
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Ms. Andrea Morgan, Planner II, presented SU25-0001, a request for approval of a special use permit for Avis Car Rental at 1529 E. Spruce Street. She noted the existing building is vacant but was previously used for flex/office space. Avis is relocating due to I-35/Santa Fe Interchange project. Ms. Morgan explained the property is zoned M-1 (Light Industrial), where motor vehicle rentals are allowed with a special use permit. Ms. Morgan continued that the Future Land Use map identified this area as Commercial Corridor and that the surrounding uses are compatible with the proposed use. Ms. Morgan said Avis will occupy the northern tenant space. No exterior building changes are planned. She continued that there are seven (7) existing striped parking spaces for Avis, rental vehicles will be stored inside the building, and additional parking will be added for other tenants.

Ms. Morgan noted public notice requirements were met. There was one neighborhood inquiry about parking along E. Spruce Street, which staff addressed with the proposed stipulations.

Staff recommended approval with stipulations. The applicant is amenable to all stipulations.

Chair Janner opened the floor to Commissioner questions.

Commissioner Terrones sought clarification regarding proposed Stipulations #3 and #4, specifically about the parking striping requirements in lieu of indoor vehicle parking. He asked how many total striped parking spaces would be available.

Ms. Morgan responded there were seven existing spaces, and four additional spaces would be required for the other two tenant spaces based on zoning code requirements.

Commissioner Terrones noted there was no on-street parking allowed along the north side of E. Spruce Street, which **Ms. Morgan** confirmed. **Commissioner Terrones** referenced neighboring property owner concerns and asked whether the south side of the street would be designated as “no parking,” like the north side.

Ms. Morgan answered there are no current plans to designate the south side of the street as “no parking,” though it could be implemented if needed.

Chair Janner opened the public hearing, but no one was signed up to speak. Chair Janner entertained a motion to close the public hearing.

A motion to close the public hearing was made by **Commissioner Corcoran** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0.

With no further questions, **Chair Janner** entertained a motion on the item.

A motion to approve SU25-0001 as stipulated by staff was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 9 to 0 with the following stipulations:

1. The special use permit to allow motor vehicle rentals is valid for a period of five (5) years following the date of the approved Resolution.
2. One (1) ADA parking space will be designated prior to the issuance of a Certificate of Occupancy (C/O) for Avis Car Rental.
3. Additional parking spaces will be striped to accommodate additional tenant space prior to the issuance of a Certificate of Occupancy (C/O) for Avis Car Rental in accordance with UDO 18.30.160.
4. Vehicles for rental, inventory or display must be located inside the building or in designated, striped parking stalls and must not be located on the public street, in driveways or lawn areas.
5. Wind signs, including pennants, streamers, balloons, whirligigs, feather flag banners or similar devices, are not permitted.