

## STAFF REPORT

**Case Number:** 14-SU-04  
**Request:** Specific Use Permit for Indoor Vehicle Sales  
**Address:** 14832 Venture Drive  
**Suite Size:** Approximately 9,800 Square Feet  
**Petitioner:** Lone Star Motorcars

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### Existing Conditions:

The subject property is located within an existing building located on the eastside of Venture Drive, approximately 700 feet south of Beltline Road. It is located within a Light Industrial (LI) zoning district, and is surrounded by various industrial businesses on three sides. The closest residential neighborhood is the Brookhaven Village townhomes located immediately east of the site.

Over the years several indoor vehicle sales businesses have located within this district, due to its close proximity to Beltline Road. Currently there are at least eight (8) Vehicle Sales businesses located in this industrial area of the City.

In 2012 the City amended the Comprehensive Zoning Ordinance to require all future vehicular sales businesses to obtain a Specific Use Permit (Ordinance No. 3206). This Light Industrial (LI) zoning district is one of the few areas in the City where Vehicle Sales is even possible. The outdoor display of vehicles has been closely controlled in this area. Currently only two used vehicle sales businesses have obtained such permits (Ace Import Sales-3110 Beltline Road, Metrocrest Sales - 3117 Gardenbrook Drive). The applicant has agreed to keep all sales and display of vehicles indoors.

### Site Design:

An existing office/warehouse building is two stories and contains approximately 232,345 square feet of leasable area. The applicant is proposing to lease approximately 9,800 square feet located in the central portion of the building (See site Plan). This suite is addressed as 14802 Venture Drive. Two other indoor vehicle sales businesses are already located in the same building (Fisch-Bone Motors at 14814 Venture, Premier Texas Autos at 14822 Venture).

This proposed suite will contain approximately 1,500 square feet of office space and 8,300 square feet for vehicle storage at the rear (see Floor Plan). The office space will contain 5 sales offices, 2 bathrooms and a kitchen/break room. The storage area can contain approximately 30 vehicles. An existing loading ramp is located at the rear of the suite.

Proposed hours of operation will be 9am-7pm Monday through Saturday, 12 noon to 5pm Sunday.

No expansion of the suite or building is proposed with this request. No outdoor storage or display of sales vehicles is requested with this SUP application. No additional signage is requested with this application.

No additional landscaping is proposed with this request.

Improvements included the creation of new offices, new bathroom and break-room fixtures, and painting.

**Parking:**

The site has fourteen (14) onsite parking spaces. (See Site Plan –Attachment 3).

**Comprehensive Plan:**

The 2012 Central Area Plan identifies this area at “the Beltline Road District”. This district is to be oriented for retail uses along Beltline and office/warehouse uses along Venture and north side of Garden Brook Drive. Therefore the request is consistent with the Central Area Plan.

**Thoroughfare Plan:**

Venture Drive is designated as four-lane undivided City street. There are no plans nor funds budgeted for any improvements to Venture Drive at this time.

**Public Response:**

226 notification letters were mailed on May 18th, 2014. A zoning notification sign was also placed on the site on May 19<sup>th</sup>. As of May 23rd no written responses have been received.