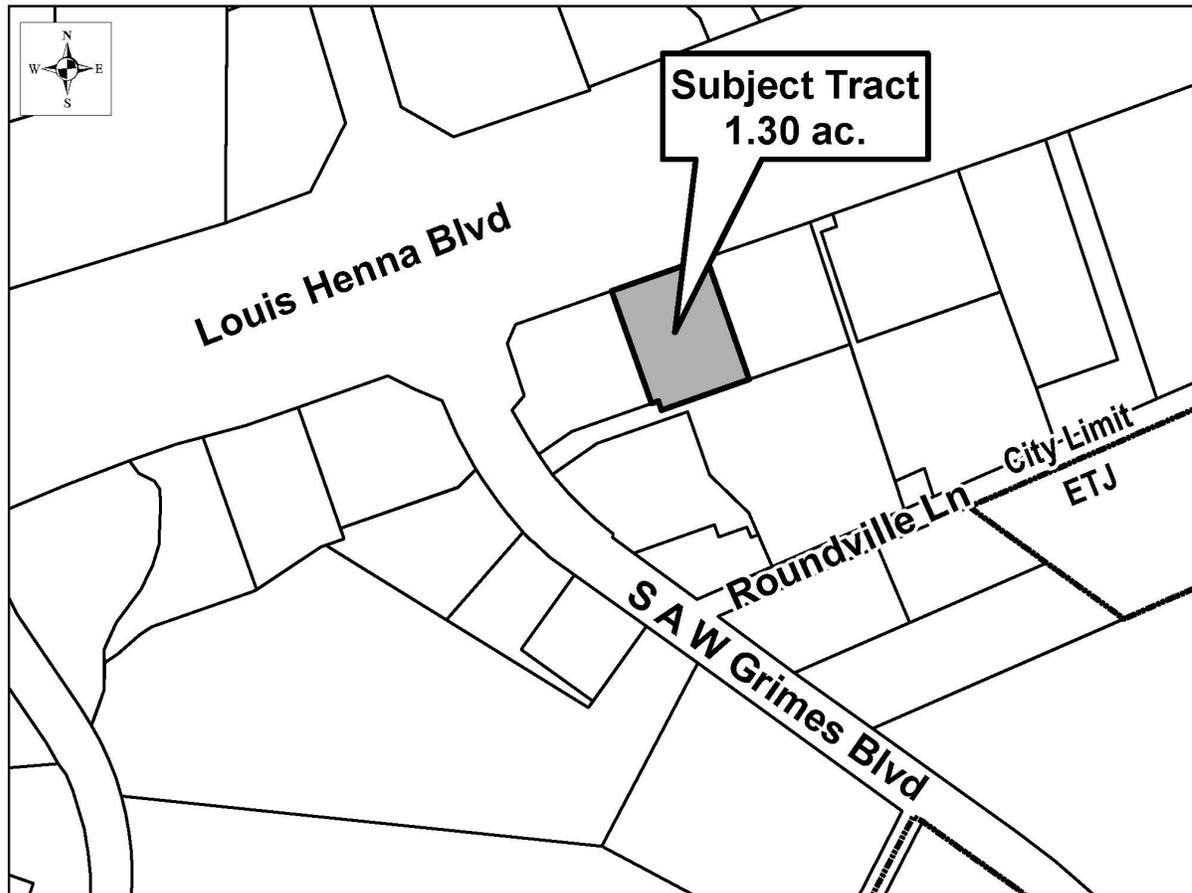


SPECIAL EXCEPTION REQUEST  
1001 Louis Henna Blvd

Item No. F.1



SPECIAL EXCEPTION REQUEST: To allow an auto body and painting shop on a property zoned as C-1 (General Commercial).

BACKGROUND: The zoning code provides a special exception process for auto body and painting in the **C-1 (General Commercial)** zoning district. The site contains existing buildings and parking areas which appear suitable for an auto body and painting shop. **Exhibit "A"** contains several photos of the site. The site was previously planned as an Auto Repair Shop, which is permitted by right in the C-1 district. The applicant who bought the property was under the impression that an auto body shop was permitted. During the development review process, Staff became aware of the non-permitted use and advised the applicant to pursue a Special Exception in accordance with the Development Code.

A special exception to allow this use is required to ensure its appropriateness at this location. Conditions can be applied with approval of the special exception.

**SPECIAL EXCEPTION REQUEST  
1001 Louis Henna Blvd**

**Item No. F.1**

DATE OF REVIEW: April 23, 2024

OWNERS: LA Works, LLC

APPLICANT: Robert Sek

DESCRIPTION: 1.30 acres, more or less, out of the Memucan Hunt Survey, Abstract No. 314.

ZONING: C-1 (General Commercial)

LAND USE: Proposed commercial auto body shop

LOCATION: South of Louis Henna Blvd and east of S A.W. Grimes Blvd.

ADJACENT LAND USE: North: Louis Henna ROW  
South: C-1 (General Commercial) – hotel  
East: C-1 (General Commercial) – daycare  
West: C-1 (General Commercial) – Quik Trip

RR 2030 COMPREHENSIVE  
PLAN LAND USE DESIGNATION: Commercial

SPECIAL EXCEPTION CRITERIA: The requested special exception shall be reviewed by the ZBA according to specific criteria described in Section 10-53 of the Zoning and Development Code.

- 1) Consistent with Zoning Ordinance:  
The proposed exception shall be specifically listed as permitted by special exception in the zoning district under consideration. The proposed exception shall meet the purpose and intent of this chapter and the use shall meet all the minimum standards established in this chapter for this type of use.
- 2) Consistent with RR 2030 Comprehensive Plan:  
The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the general plan.
- 3) Compatible with surrounding area:  
The required site plan shall ensure compatibility with existing land uses in the surrounding area. The proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

**SPECIAL EXCEPTION REQUEST**  
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- 4) Harmonious with character and scale of surrounding area:  
The proposed site plan, circulation plan, and schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.
- 5) Impacts minimized:  
The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized without negatively impacting uses in the area and in the city.
- 6) Effect on natural environment:  
The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

**STAFF RECOMMENDATION:**

The special exception criteria having been met, the staff recommendation is for approval of a special exception, in accordance with Section 2-35 and Section 10-53 of the Zoning and Development Code, to allow Auto Body and Painting.

**EXHIBIT 'A'**

