



Memo

To: MAPC
Cc: Tracy McGaha
From: Otis T. Spriggs, Director of Planning
Date: February 8, 2013

Re.: **RZ-12-22** O'Reilly Auto Parts

Dear MAPC,

At the request of Mr. Charles M. Johnston, Owner, O'Reilly Auto Parts, presented an application for rezoning of the property 4309 E. Johnson from "R-1 Single Family to C-3 LUO General Commercial District to the MAPC on October 9, 2012. The measure passed with a 5-0 vote in favor for consideration before City Council, subject to the 3 staff conditions (noted in minutes excerpt below), as approved by the MAPC.

It is noted that the applicant has not filed a final plat with Staff but condition is still required upon approval. All other site plan stipulations appear to be met.

The following minutes are provided to the MAPC:

Commission Action:

Mr. Tomlinson made a motion to place Case: RZ-12-22 on the floor for consideration and for recommendation to City Council for a rezoning from "R-1 to "C-3 L.U.O." General Commercial District subject to the 3 Staff Conditions, as approved by the MAPC:

- 1. A final plat should be filed by the owners reflecting a 60 ft. R.O.W. from the centerline of E. Johnson Ave.*
- 2. Upon redevelopment of the property, privacy fencing shall be erected along the western boundary where it abuts residentially used property, and*
- 3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the site.*

The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by: Mr. Scurlock.

Roll Call Vote:

Mr. Hoelscher: Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Elmore- Aye; Mr. Tomlinson- Aye; Mr. Kelton-Chair. Absent were: Ms. Nix; Mr. Roberts; Mr. Reece left meeting early.

Measure passed with a 5-0 Vote in favor.

Thank you.



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