

PZ-18-005: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the bulk storage of up to 80,000 gallons of fuel in belowground storage tanks in the “C-3” Commercial District addressed at 4340 South IH 35.
(Applicant: CIRCLE K; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and recommended approval.

Discussion followed regarding below ground fuel storage.

Chair Edwards made the point that this property is subject to a high volume of heavy industrial traffic.

Vice Chair Sonier asked when the 50,000 belowground fuel storage was passed in the ordinance.

Mr. Simmont said he did not know when the limit was introduced to the zoning code.

Chair Edwards asked if anyone wished to speak in favor.

Doug Patty, 109 Shooting Club, stated that he will be installing the fuel tanks for the property. He reasoned the ordinance's 50,000 gallon belowground storage limit is adequate for fueling stations that only serve cars and autos, however, the high volume of truck traffic at this location necessitates more belowground storage.

Chair Edwards asked if anyone wished to speak in opposition.

Motion by Commissioner Bearden, seconded by Commissioner Bowers to close the public hearing.
Motion carried (8-0-0).

Motion by Commissioner Tubb, seconded by Vice Chair Sonier, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the bulk storage of up to 80,00 gallons of fuel in belowground storage tanks in the “C-3” Commercial District addressed at 4340 South IH 35. Motion carried, with Commissioner Laskowski in opposition (7-1-0).