



Village Planning Committee Meeting Summary

Z-SP-9-25-4

Date of VPC Meeting	December 10, 2025
Request From	IND. PK. (Pending C-2)
Request To	C-2 SP
Proposal	Special Permit to allow used automobile sales and all underlying C-2 uses
Location	Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	14-0

VPC DISCUSSION:

Item No. 4 (Z-121-25-4) and Item No. 5 (Z-SP-9-25-4) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, explained the location and size of the subject site. Mr. Moric said the site is not consistent with the General Plan Land Use Map designation since it is a commercial use proposed in the Commerce / Business Park area, but since it is less than 10 acres in size it does not reach the threshold for requiring a General Plan Amendment. Mr. Moric also described the surrounding General Plan Land Use categories, the existing land uses and zoning. Mr. Moric stated to the north and east is a Commerce / Business Park area while to the south is a residential subdivision and to the west a school site. Mr. Moric then shared the site plan of the proposal and stated it was for an auto sales lot which consisted of an existing approximate 10,000-square foot building, and 16 customer and employee vehicle parking stalls. Mr. Moric noted no building additions or significant site improvements are proposed as part of the rezoning request. Mr. Moric reviewed the staff findings, staff recommendations and the proposed stipulations. Mr. Moric added an email came in regarding concerns with washing vehicles and conducting business within the public right-of-way.

Applicant Presentation

Shaine Alleman, representing PLM Motorsports, said the company has been selling high-quality, pre-owned vehicles on the property since March 2022. Mr. Alleman

stated this was not the typical used car lot, here most of the cars were kept inside and approximately 85 percent of sales are online with customers coming to the site to complete the transaction. Mr. Alleman stated PLM Motorsports business thought they were allowed to operate in the area based on existing uses in the industrial park area and an understanding from the landlord. Mr. Alleman said it appears other properties were operating without the correct zoning and his client would like to correct this by applying for the rezoning request. Mr. Alleman said the operation was compatible with existing development in the area.

Mr. Alleman shared a map of the site and noted it was located within an area with heavy commerce and industrial uses such as manufacturing, distribution centers, industrial parks, and various commercial users. Mr. Alleman added the residential properties to the south were separated by Wilshire Drive and the site had no access from this street. Also, Mr. Alleman said there is a 30-foot drainage easement on the south and a 25-foot alley on the west, which provide buffers. Mr. Alleman said one neighbor resident showed up to the neighborhood meeting from Wilshire Drive who liked the use there. Mr. Alleman also said as part of a stipulation there would be a 10-foot buffer of trees on the west side of the subject site.

Mr. Alleman said this was in an industrial park area with some A-1 zoned properties nearby which would allow commercial uses within all the commercial zoning districts, including: C-1, C-2 and C-3 uses. Mr. Alleman said there was a miscommunication with some of the employees of the business who washed the cars in the cul-de-sac, so when the business found out this use was not allowed they immediately wanted to fix the problem. Mr. Alleman said he had discussions with the concerned neighbor and wanted to rezone the property. Mr. Alleman noted the property was cleaned up since the infraction and made it clear that no more activities would happen in the public right-of-way. Mr. Alleman said the neighbor was grateful what the applicant had done over the last several months.

Mr. Alleman said the C-2 uses are allowed in the A-1 zoning and the site plan proposed no changes and there were nice architectural features on the glass building. Mr. Alleman added the proposed C-2 uses are compatible and the car sales use with under 100 trips per day is required to only do a traffic statement. Mr. Alleman said landscaping would be provided onsite.

Mr. Alleman said he was not currently aware of any public opposition to the project. Mr. Alleman said the Moreno family, who owned the business, had now purchased the property and wanted to be in this location a long time and offer a high-quality business.

Questions from the Committee

Vice Chair Christopher Demarest said his only concern was with activity in the public street and wanted to make sure from now on the business would not block

driveways and deliveries. **Mr. Alleman** said it was an unfortunate situation which his client found out and since then they have stopped and have not had any infractions.

Saundra Cole asked if there were problems with deliveries of vehicles with the parking and driveways. **Mr. Alleman** explained how cars were delivered and noted there had not been any issues with the delivery of cars. Mr. Alleman said they know they are not supposed to be blocking parking and driveways.

Warren Norgaard asked for confirmation that the business was already operating on the property and out of compliance. **Mr. Alleman** said yes. Mr. Norgaard also asked for clarification of which stipulations applied when enlarging or redeveloping the site. Mr. Alleman clarified that not all the proposed stipulations were tied to the enlargement or redevelopment such as the landscaping required on the west side of the site.

Meli Acevedo questioned how many entrances and exits were on the property. **Mr. Alleman** said there are two driveway access points and explained the site plan of how the two driveways facilitated the looping on the site. Mr. Alleman said no properties on the west side can access the site. Ms. Acevedo asked if the client was still washing cars as part of the business. **Mr. Moreno**, owner of the business, said no car washing would go on the site as they purchased another property for detailing the vehicles.

Public Comments

None.

Applicant Response

None.

Floor/Public Discussion Closed: Motion, Discussion, and Vote

Motion

Mike Weber motioned to recommend approval of Z-SP-9-25-4, per the staff recommendation. **Alvin Battle** seconded the motion.

Vote

14-0, Motion to recommend approval of Z-SP-9-25-4, per the staff recommendation, passes, with Committee Members Acevedo, Barajas, Battle, Cole, DuBose, Galaviz, Gutierrez, Norgaard, O'Toole, Ramirez, Stahl, Weber, Demarest, and Derie in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.