

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Group 1 Automotive, Inc.
950 Echo Lane, Ste 100
Houston, TX 77024

Re: Case #ZON2010-02534
Group 1 Automotive, Inc.
1005 and 1015 East I-65 Service Road South
(East side of East I-65 Service Road South, 690'± North of International Drive).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site, with
shared access and parking between two building sites.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, with shared access and parking between two building sites.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) revision of the site plan to include a statement regarding the provision of a dumpster, or placement of a note on the site plan stating that dumpsters will not be provided as part of the development;**
- 2) placement of a note on the PUD site plan stating that cross-access is limited to the illustrated access between Lot 2, I-65 East Service Road Development Subdivision and Lot 1, Interstate SE Subdivision, and that no vehicle inventory will be stored on adjacent lots until those lots are brought into compliance with the Zoning Ordinance;**
- 3) submission of two (2) copies of the revised PUD site plan;**
- 4) delineation of the billboard lease parcel from the actual inventory area;**
- 5) full compliance with the Tree and Landscaping requirements of the Zoning Ordinance for the inventory site;**

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- 6) provision of frontage trees along I-65 Service Road on the existing car dealership lot;**
- 7) compliance with Section 64-6.A.3.c. of the Zoning Ordinance pertaining to the lighting requirements of parking lots; and,**
- 8) full compliance with all other municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Hutchinson, Moore & Rauch