

10:15 PM  
September 15, 2008

**MFR**

**Subject:** Meeting on the Zoning Case Z2008262

Eight neighbors and I met at the D8 constituent office with D8 CW Diane Cibrianm Michael Shackelford and the owner of the Porsche dealership and his representative. We primarily discussed possible deed restrictions for property.

The follow items were agreed to:

- Use restrictions: no tavern, bar, microbrewery, etc.
- Landscape buffering on northern section of property (bordering the condos). Strawman specifications: Width – 15'; Shrubbery & Trees 20' high
- Downward lighting only
- No outdoor Public Address system. Some music, but can limit this in volume to xx DBA
- Ingress from and exit onto I-10 access road only
- Maintain the wall and landscape on Powhatan. Provide accent lighting of wall on Powhatan.
- No body shop operations, including sanding, grinding, priming, painting, etc.
- Parties to the deed restriction would be residences on Powhatan and VJNI

The following items were in contention:

- Signage: No on-premise digital signs, banners, flags or temporary or inflatable displays
- Restriction on dumpster placement, say 30' min from the north property line with the condos
- Building placement
- Air conditional placement
- Appearance of building from residential areas.
  - Note - Building height allowances go from 25' max (C-2) to 35' max (C-3)
  - This can perhaps be reconciled by planting trees or large shrubs on Powhatan

The Porsche owner agreed to sign a letter stating their intended hours of construction.

At the end of the meeting, the sign-up sheet showed six 'yes' votes for the zoning change with deed restrictions. The Porsche owner will submit a statement committing to the deed restrictions at the zoning meeting and city council.

I suggest to neighbors that we request the owner add signage and dumpster restrictions.

**Ted Trakas, President**

**VJNI**