

Avenue Q Autobody District Change Narrative

The property was approved for vehicle repair back in the 1980s under C-4 (Highway Commercial) zoning. Jonathan Diaz purchased what he thought was a businesses site that was approved for repairing vehicles because he had seen many vehicles stored onsite and some in a state of repair. Come to find out, the vehicle repair business had ceased many years prior and the property was designated BPC-1 under the Land Development Code. BPC-1 does not permit mechanical or autobody repair. BPC-2 does.

Mr. Diaz has been operating the auto repair business on this site since 2022. He recently discovered that it was not properly zoned when he applied for a new fire suppression system in the building to improve his fire code compliance.

Approval to BPC-2 will return the former business rights to the property that were lost in 2016 when the grandfather rights of the former vehicle repair shop expired after being dormant for two years.

1988 Aerial Photo of the business

