

**ITEM 4      CASE #08-11-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding a request for a Specific Use Permit on Levy Franklin Survey, A-513, portion of Tract 4D for a General Automotive Repair in TX-121 (The 121 Gateway District) zoning, and consider a recommendation regarding an Ordinance. This property is located on State Highway 121, south of Centurion Way.

Chairman McNeese opened the public hearing.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, Christian Brothers Automotive, represented by Mr. Jonathan Hake of Cross Engineering Consulting, Inc., is seeking approval of a Specific Use Permit for General Automotive Repair on .673 acres of land out of the L. Franklin Survey, A-513. The site is zoned TX-121 with the proposed land use requiring a Specific Use Permit. A separate Site Plan case will be submitted by the applicant should this Specific Use Permit be granted. Specifically, the applicant would construct an approximately 5,106 S.F., Christian Brothers Automotive, single story building containing nine (9) service bays. The structure would feature 100% masonry construction through a combination of brick and stone. Signage would be limited to wall mounted business name signs. Entry to the site would be via a thirty (30) foot mutual access driveway constructed off of State Highway 121 that would also service adjacent lot development. In addition, the site would be accessed via a future constructed internal Mutual Access Easement Drive that will connect individual lots throughout the development. The project will also feature a masonry screening wall along the eastern property line, adjacent to the Seramont Apartment complex. The proposed site landscaping will meet or exceed all city requirements. Christian Brothers hours of operations are from 7:00am to 6:00pm Monday through Friday. Christian Brothers is closed Saturdays and Sundays. A decision to grant this request is perhaps based on whether one takes a short or a long term perspective, with either perspective as valid as the other. The subject property was rezoned to the TX-121 district as part of the citywide comprehensive rezoning in 1997. Development within this zoning district was contemplated to complement and enhance the economic and aesthetic value of the State Highway 121 Gateway area as a whole. Recently completed commercial development in the Shops at Vineyard Village is representative of the overall quality that the TX-121 development standards were intended to produce. The Glade Parks mixed-use Planned Development was approved this past Spring. The stand alone zoning district that was created contains site development and architectural design standards, as well as a permitted land use table that is intended to produce an even higher quality and type of development than the TX-121 zoning district. The State Highway 121 corridor in Euless remains one of the strongest commercial retail markets in northeast Tarrant County. The applicant is a quality service provider in its' field of business and would operate out of a quality facility that would meet or exceed all TX-121 site development standards. However, the remaining undeveloped property in the corridor

is perhaps poised in the future to create a market for higher end restaurants and retail establishments that in the past have not located in Euless. Staff would recommend denial of the request based on the following findings: The benefits that the city gains from the proposed use do not outweigh the loss of or damage to any homes and businesses, and do not outweigh the personal and economic cost of any disruption to the lives, business, and property of individuals affected by the proposed use; The proposed use will be incompatible with the use and enjoyment of the neighboring residential use and could impair the property values within the vicinity.

Chris Barker stated the applicant's representative, Andrew Houis, was available for any questions.

Allen Hinkley, 12201 Merit Drive #170, Dallas, Texas, stated that the Glade Parks leasing team is also doing their leasing. The reason they are doing both sides is because there are different types of uses to go in the area. Glade Parks is a mixed use and there are other uses that compliment that. He is open for any suggestions from the Commission for alternative uses but he feels that this is the highest and best use for this property.

Andrew Houis, 3006 Sunset Park, Katy, Texas, stated they are a Texas based company and are in 10 different states. They have been open since 1982 and have 54 locations with no closers meaning they have a 100% success rate. They are a retail destination and are in premier markets such as Dallas, Frisco, and Garland. They are open from 7:00am to 6:00pm Monday through Friday and offer a complimentary shuttle service for their customers. They open at 7:00am to offer the option to their customers to drop of their vehicle on the way to work. It would be difficult to find a restaurant or fast food user to go on this property because of the location of the access road. Many customers do not want to back track. They have similar locations in Dallas, Valley Ranch, Garland and Los Colinas where their business is adjacent to single family and have had no issues with them.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Zahn stated this case is a use proposal.

Commissioner Portugal stated she feels that this is a quality business but she understands the City's vision. She wants the best and highest use for the community.

Commissioner Mennis stated they have to answer the question is this the best use for this property and does this fit the vision for in 10 to 15 years from now.

Chairman McNeese stated he has no doubt about the company but the vision and long term for this area.

Vice Chairman May made a motion to deny case #08-11-SUP. Commissioner Zahn seconded the motion; but after discussion regarding the basis for denial, withdrew his second of the motion. Commissioner Mennis then seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Portugal, Mennis

Nays: Commissioner Huffman

Abstention: Commissioner Zahn

The motion carried (4-1-1)