

**ITEM 2      CASE #08-12-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 St. Michael's Subdivision, Block A, Lot 6 for a Lube Service Center in TX-10 (Texas Highway 10 Multi-Use District) zoning, and consider a recommendation regarding an Ordinance. This property is located on 2740 W. Euless Boulevard.

Vice Chairman May opened the public hearing.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, EZCO Auto Express Care, represented by the owner, Mr. Ambasajer Asfaha, is requesting a Specific Use Permit (S.U.P.), for a Lube Service Center in TX-10 (Texas Highway 10 Multi-Use District) zoning at 2740 W. Euless Boulevard. "TX-10" District zoning standards require a S.U.P. for automotive service uses. The business is currently in operation at the subject location, operating under a Specific Use Permit, 03-04-SUP, originally approved on May 13, 2003, for a Lube Service Center. This original SUP relating to the operation of the business included nine (9) conditions. One of these was a condition (number 2) that the business maintain a "Continued association with Valvoline". The business has discontinued formal association with Valvoline, and as such, is requesting a new S.U.P that would enable continued operations in the same manner as for the past five years. During the five (5) years in operation since 2003, the Planning and Development Department has received no nuisance complaints from citizens regarding the operation of this business. Upon review of the original nine (9) conditions, staff would recommend eliminating condition number eight (8), that the business signage must be in accordance with the Main Street sign requirements (monument sign) and condition number nine (9), regarding temporary barricades. Staff believes that the enforcement of condition number nine (9) is inconsistent with the "TX-10" District zoning standards and with the other developed properties in the general vicinity.

Ambasajer Asfaha, 2740 W. Euless Boulevard, Euless, Texas, stated the business will remain the same but the sign will change.

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

Commissioner Bearden made a motion to approve case #08-12-SUP with the following conditions: 1) Tied to the current owner, Mr. Ambasajer Asfaha; 2) Hours of operations limited to Monday through Saturday, 8:00 a.m. to 6:00 p.m., closed on Sunday; 3) Eight foot (8 ft.) masonry wall on north side; 4) Thirty foot (30 ft.) landscape buffer on north side; 5) No open outdoor storage of hazardous or controlled waste; and 6) No overnight outdoor storage of vehicles. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Vice Chairman May, Commissioners Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (5-0-0)