

ITEM 2 CASE #09-05-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 J P Halford Addition, Block D, Lot 7 for an Automotive Tire and Mower Repair in TX-10 (Texas Highway 10 Multi-Use District) zoning, and consider a recommendation regarding an Ordinance. This property is located on 116 W. Euless Boulevard.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Al Silva, representing Al's Tires and Mowers, is requesting a Specific Use Permit (SUP) for an automotive tire and mower repair shop located at 116 W Euless Boulevard. The property is zoned "TX-10" (Texas Highway 10 Multi-Use District). The applicant intends to conduct a retail automotive tire and small engine (lawnmower) repair business from the location. The site currently consists of an existing building and covered and screened outdoor storage to the rear of the building. The building most recently housed a retail outlet and has been unoccupied less than six months thereby allowing the existing structure to continue to be a legally existing, non-conforming structure. The proposed business would be a small operation in which all tire exchange, tire storage (new and used) and mower repair operations would be conducted interior to the building or within the screened and covered area to the rear of the structure. The property has adequate parking to accommodate the proposed use. Hours of operation are proposed to be from 8:00 AM to 7:00 PM Monday through Friday and from 9:00 AM to 5:00 PM on Saturdays. The business will be closed on Sundays. There is a limited amount of landscaping currently on the property. The property owner has proposed to install additional shrubs and clean up the maintenance of the areas containing existing turf on the property. Staff would require that said landscaping improvements be installed prior to the issuance of the Certificate of Occupancy.

Stephen Cook stated the applicant's representative, Al Silva, was available for any questions.

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

Commissioner Portugal asked the applicant if the personal will be specialized in the type of repair he is doing.

Al Silva, 707 Highland Drive, Haltom, Texas, stated yes they are trained. He will have 1 tire technician and 1 mower technician.

Commissioner Bearden asked the applicant about the additional landscaping he will be installing.

Al Silva stated there is minimal space because there is mainly concrete so he will replace some of the plants in the front flower beds.

Commissioner Zahn made a motion to approve case #09-05-SUP with the following conditions: 1) The SUP would be tied to the owner of the business – Mr. Al Silva and the name of the business – Al's Tires and Mowers; 2) All tires stored on site whether new or used, shall be screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater within the tires; 3) All repair of tires and mowers shall be conducted within the building or within the fenced area behind the building; 4) No outdoor storage would be allowed in front of the building; and 5) The term of the SUP shall be granted for one year in order to gauge the further appropriateness of the use at the specific location. Commissioner Bearden seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (5-0-0)