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JUL 15 2010
BY:

Specific Use Permit Application

City of Euless
201 N. Ector Drive
Euless, TX

MDSN Motors, LLC
1264 Harwood Rd, Ste. 175
Bedford, TX 76021

Part 2. Purpose of Proposal

Location of Proposed Change:
1401 Royal Parkway, Suite D
Euless, TX 76040

Purpose of Change:
Obtain Certificate of Occupancy for Internet Automobile Sales

Description:

1401 Royal Parkway is currently owned and occupied by Southwestern Rack (Associated Rack Corporation). Suite D is currently being used for storage, but is offered for lease. It contains approximately 500 square feet of office space and 2,000 square feet of warehouse space. I would like to move my car dealership to this location from my current location in Bedford.

MDSN Motors is a small online dealership. My inventory typically consists of one to three cars at any given time. All of the cars would be stored inside the building, and the only exterior improvement would be a single sign mounted either to the side of the building or the metal awning over the office door. At no time would any of the cars be displayed for sale outside. No major mechanical work would be performed on the premises, only simple procedures to prep the cars for sale such as cleaning and detailing. My office hours will be from 9:30am to 2:30pm, so no site lighting will be needed for night operations.

The proposed use would have no detrimental impact on the neighboring industrial businesses since there would be minimal signage and no outside activity. The current zoning is I-2 and all surrounding businesses are of an industrial nature. Due to topography, the building is not visible from Highway 10, and Royal Parkway is not a heavily trafficked road. The current road access and existing utilities are more than adequate, and no nearby development would be impacted. No exterior or site construction will be needed.

Thank you for your consideration.