



**CITY COUNCIL COMMUNICATION**  
November 9, 2010

**SUBJECT:** HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 10-10-SUP, AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1893

**SUBMITTED BY:** Chris Barker, Director of Planning and Development

**REFERENCE NO:** 10-10-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on J P Halford Addition, Block D, Lot 7 for Tire Shop in TX-10 (Texas Highway 10 Multi-Use District) zoning at 116 W. Euless Boulevard and approve Ordinance No. 1893 concurring with the Planning and Zoning Commission's 6-0 recommendation for approval on November 2, 2010.

**ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

**SUMMARY OF SUBJECT:**

Mr. James Sosa, applicant and owner of Hwy 10 Tire Shop has requested a Specific Use Permit to allow a tire repair and sales store located at 116 W Euless Blvd. The property is currently zoned Texas Highway 10 (TX10) zoning district which requires a SUP for the operation of this type of business.

Mr. Sosa is requesting to operate his business out of the rear portion of the existing structure. His business will take up approximately 4,000 square feet of the existing building and fenced yard area. The remaining portion of the building facing State Hwy 10 is currently unoccupied and would be available to be leased to another tenant.

Mr. Sosa proposes to conduct tire repair and sales and to store all tires within the facility. The business hours would be run between 8:00am to 6:00pm Monday through Saturday.

A previous SUP for a tire and lawn mower repair business at this location was recommended for approval by the Planning and Zoning Commission and approved by the City Council on August 11, 2009. This SUP is for a different business and different business owner.

The Development Review Committee has reviewed the application and has determined that it meets the requirements for a Specific Use Permit.

Staff recommends approval with the following conditions:

1. The Specific Use Permit is tied to the Business Owner James Sosa;
2. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop;
3. All tires stored on site whether new or used, shall be stored in a manner that is 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;
4. All repair of tires shall be conducted within the building or within the fenced area behind the building;
5. Outdoor storage is prohibited in front of the building; and
6. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location.

The Planning and Zoning Commission held a public hearing on November 2, 2010 and recommended approval of the Specific Use Permit by a vote of 6-0 with the above referenced conditions.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1893
- Exhibit
- Draft Minutes – P & Z
- Application
- Descriptive Letter
- Map 1, Map 2 and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

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City Secretary's Office