



**CITY COUNCIL COMMUNICATION**

June 28, 2011

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 10-03-SUP and Consider First and Final Reading of Ordinance No. 1914

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 10-03-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Oakwood Terrace North Addition, Block 16, Lot AR1 for conversion of Auto Use to Convenience Store in TX-10 (Texas Highway 10 Multi-Use District) zoning at 1600 W. Euless Boulevard and motion to approve Ordinance No. 1914, concurring with the Planning and Zoning Commission's 5-0 recommendation on June 7, 2011.

**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:**

**Applicant:** Adan Ocampo – Owner Adam's Auto Service and Adam's Food Mart

**Location:** 1600 W Euless Blvd – TX-10 Zoning

**Project Description:** Mr. Ocampo received approval of a Specific Use Permit for his auto service business in October 2005. There are two structures on the property. Mr. Ocampo proposes to renovate the structure fronting onto SH 10/W. Euless Blvd by converting the full structure from auto service to a convenience store with fuel sales. The rear building facing Wilshire will remain auto service. The full conversion of the front building is substantially different from the uses approved by the previous Specific Use Permit; therefore staff requested that a new application for a Specific Use Permit be brought forward.

The building to be converted contains 1747 s.f. All of the current auto service bays will be closed and converted to the convenience store use. The interior will be renovated with new restrooms, refrigeration units and a small service/food counter.

Additional landscaping and parking lot striping will be completed to increase parking on the site. The existing concrete masonry unit building would be repainted and a wainscoting level of brick would be applied to the lower third of the building facades visible from the street.

In the intervening years since the approval of the SUP in 2005, Mr. Ocampo has had several issues with maintaining the conditions of the property in compliance with nuisance, zoning and the conditions of the Specific Use Permit. These include the parking and screening of vehicles which are being serviced, the outdoor storage of tires and other items; and signs on both buildings which were not in conformance to the sign ordinance. Mr. Ocampo in the past nine months has been working with the Building Inspections and Code Compliance offices to bring the existing conditions of the site into compliance with the City's regulations.

If approved, Mr. Ocampo intends to convert the front building to the convenience store which may allow him to sign on with a national branding company for the store and fuel sales. The new branding would require a change in color of the fuel canopy and roof sign areas.

The Planning and Zoning Commission held a public hearing on June 21, 2011 and recommended approval of the Specific Use Permit by a vote of 5-0 with the following conditions;

1. The Specific Use Permit would be tied to the owner: Mr. Adan Ocampo
2. The Specific Use Permit would be tied to the business names: Adam's Auto Service and Adam's Food Mart;
3. All signage for both businesses specifically would be maintained to be in compliance with the Sign Ordinance of the City of Euless as amended; and,
4. All landscaping as shown on the site plan approved by the Specific Use Permit be installed prior to the issuance of a Certificate of Occupancy for the convenience store.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1914
- Minutes – P & Z
- Application
- Descriptive Letter
- Letter of Protest: Shamim Chowdhury
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office