



CITY COUNCIL COMMUNICATION

June 28, 2011

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 11-07-SUP and Consider First and Final Reading of Ordinance No. 1915

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

REFERENCE NO: 11-07-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Casa Bonita Addition, Block 1, Lot 2 for Auto Repair and Maintenance Services in TX-10 (Texas Highway 10 Multi-Use District) zoning at 209 W. Airport Freeway and motion to approve Ordinance No. 1915, 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: Bob Parra on behalf of Parra Car Care.

Location/Zoning: 209 W. Airport Freeway – Zoned TX-10 Multi-Use District

Project Description: Parra Car Care is seeking to utilize the former National Transmission building located on Airport Freeway. The business seeks to perform auto repair and maintenance services on cars, light trucks and vans. Mr. Parra has operated in Euless for many years as the owner of Mid-Cities Service Center on W Euless Boulevard.

The applicant will improve the existing conditions of the site by replacing the existing gravel/asphalt on the front parking lot and driveway on the west side of the property with

concrete. Landscaping along the frontage of the building will be replaced and improved.

The masonry building will be repainted and the existing signs painted on the building would be replaced with smaller, internally lit, wall signs. The front projection sign ("V" shaped sign) would also be renovated for the new business.

The existing fence screening the outdoor storage of vehicles would be repaired and re-stained for a more even finish.

The property may be subject to Right-of-Way acquisition by the State of Texas for the future expansion of the SH 183/Airport Freeway project under the phase II of the project. This acquisition may be several years from the current date. The applicant intends to acquire and improve the site with the knowledge that the site may be acquired in the future.

The Planning and Zoning Commission held a public hearing on June 7, 2011 and recommended approval of the Specific Use Permit by a vote of 5-0 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner, Mr. Bob Parra;
2. The Specific Use Permit is tied to the Business Name, Parra Car Care;
3. Landscaping in the street yard of the property will be maintained and improved to be in compliance with the standards of the Euless Unified Development Code under Section 84-334.
4. The front parking area, driveway and drive aisle on the west side of the building will be reconstructed with concrete to City Specifications.
5. The screening fence to the rear of the property will be repaired and re-stained;
6. The building will be repainted in accordance with the applicant's intention as stated with their application letter;
7. All signage on the site will be in compliance with the sign ordinance with the Euless Unified Development Code under Section 84-232.

SUPPORTING DOCUMENTS:

- Ordinance No. 1915
- Minutes – P & Z
- Application
- Descriptive Letter
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office