

ITEM 4 CASE #11-07-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 Casa Bonita Addition, Block 1, Lot 2 for a Auto Repair and Maintenance Services in TX-10 (Texas Highway 10 Multi-Use District) zoning and consider a recommendation regarding an Ordinance. This property is located at 209 W. Airport Freeway.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Bob Parra, on behalf of Parra Car Care is requesting approval of a Specific Use Permit. The property is located at 209 W. Airport Freeway and is zoned TX-10 (Texas Highway 10 Multi-Use District). 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 intends to improve the existing conditions of the site by repaving the existing gravel/asphalt on the front parking lot and driveway on the west side of the property and replace it with concrete. Landscaping along the frontage of the building would 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.

Stephen Cook stated the applicant's representatives were not 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 Tompkins asked staff if Mid-Cities Service Center is located on Martha and Highway 10.

Stephen Cook stated it is the yellow building on W. Euless Boulevard.

Commissioner Huffman asked if this will be the same owner.

Mike Collins, Director of Planning and Economic Development, stated it will be the same owner. The business is working to expand and will continue to do business at the current location and the proposed location.

Commissioner Brown made a motion to approve case #11-07-SUP 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 Eules 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; and 7) All signage on the site will be in compliance with the sign ordinance with the Eules Unified Development Code under Section 84-232. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Huffman, Portugal, Tompkins, and Brown

Nays: None

Abstention: None

The motion carried (5-0-0)