



## **CITY COUNCIL COMMUNICATION**

June 26, 2012

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 12-06-SUP and Consider First and Final Reading of Ordinance No. 1959.

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

**REFERENCE NO:** 12-06-SUP

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### **ACTION REQUESTED:**

Receive public input on an application for a Specific Use Permit for Automotive Services in Community Business District (C-2) zoning in the Century Plaza Addition, Lot 2, Block 1, 103 E. Harwood Road and approve Ordinance No. 1959, concurring with the Planning and Zoning Commission's (5-0-0) recommendation on June 19, 2012.

### **ALTERNATIVES:**

- Open the Public Hearing and continue it to the next meeting.
- Open, conduct, and close the Public Hearing.
- Approve the request with modifications.
- Deny the request.

### **SUMMARY OF SUBJECT:**

**Applicant:** Moe Kisar

**Location/Zoning:** 103 E. Harwood Road / Community Business District (C-2).

**Project Description:** Mr. Moe Kisar, owner of 10 Minute Oil Change has purchased the former Kwik Kar Oil Change building at 103 E. Harwood Road. Mr. Kisar intends to refurbish the existing building and add it to his company's five existing storefronts in North Texas.

The applicant intends to operate a oil change and lube store. Improvements to the existing building would include a refurbished interior, a branding paint scheme to the exterior of the building, new signage and landscaping. The previous business had a front sign which was not in compliance with the Main Street Sign Standards. The applicant has indicated that a new monument sign will be installed which will be compliant to the standards.

The property site design is in compliance with the standards of the C-2 zoning district.

The Development Services Group has certified that the application is in compliance with the City of Euless development regulations. Staff recommends approval of the Specific Use Permit with the following conditions:

1. The Specific Use Permit is tied to the Business Owner, Moe Kisar; and,
2. The Specific Use Permit is tied to the Business Name; Ten Minute Oil Change; and,
3. All work on vehicles will be required to be made inside of the structure; and,
4. No outdoor storage of merchandise or display of vehicles will be permitted.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1959
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office