



CITY COUNCIL COMMUNICATION

August 14, 2012

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 12-09-SUP and Consider First and Final Reading of Ordinance No. 1962

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

REFERENCE NO: 12-09-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for St. Michael's Subdivision, Block A, Lot 6 for Automotive Service in the Texas Highway 10 Multi-Use District (TX-10) zoning on 2740 W. Euless Boulevard and approve Ordinance No.1962, concurring with the Planning and Zoning Commission's 7-0-0 recommendation on July 17, 2012.

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 with modifications.
4. Deny the request.

SUMMARY OF SUBJECT:

Applicant: Mr. Hussain Al-Nahi – business owner of Euless Express Lube

Location/Zoning: 2740 W. Euless Boulevard – Zoned Texas Highway 10 Multi-Use District (TX-10).

Project Summary: Mr. Al-Nahi has purchased the property at 2740 W. Euless Blvd. which was originally developed and issued a Specific Use Permit in October 2008 for Express Lube. Mr. Al-Nahi intends to reopen the business which has been closed for several months.

Mr. Al-Nahi intends to offer auto services including auto mechanical repair, tire changing and lube services. The applicant intends to modify the exterior colors of the building by replacing the predominately gray color with an off white, and changing the blue banding on the bottom and top of the building to a brick-red color scheme. New signage on the building will be permitted through a separate sign permit.

The applicant intends to also paint the existing masonry wall along the north side of the property an earth tone color to match the masonry wall installed by the neighboring business to give the screening wall a more uniform look.

The Planning and Zoning Commission held a public hearing on July 17, 2012 and voted to recommend approval of the Specific Use Permit by a vote of 7-0-0 with the following conditions:

- a. Tied to the business owner, Mr. Hussain Al-Nahi; and,
- b. Tied to the business name, Eules Express Lube; and,
- c. All work on vehicles will be required to be made inside of the structure; and,
- d. No outdoor storage of merchandise or display of vehicles will be permitted.

SUPPORTING DOCUMENTS:

- Ordinance No. 1962
- P & Z Minutes
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office