

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-09-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Service in Texas Highway 10 Multi-Use District (TX-10) zoning in the St Michael's Subdivision, Block A, Lot 6, at 2740 W Euless Boulevard and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case.

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 retaining the predominately gray color 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 Development Services Group has reviewed the application and finds that the application is in accordance with the standards set forth with the Euless Unified Development Code.

Staff recommends approval of the Specific Use Permit with the following conditions:

- a. Tied to the business owner, Mr. Hussain Al-Nahi; and,
- b. Tied to the business name, 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.

There were no speakers as proponents or opponents to the item.

Chairman McNeese closed the public hearing.

Commissioner Portugal stated that the City has pride in the Highway 10 corridor and would hope the applicant would find ways above the minimum requirements to improve the site.

Commissioner Zahn made a motion to recommend approval of the Case #12-09-SUP with the conditions as stated.

Commissioner Topkins seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Vice Chaiman Mennis, Commissioners Zahn, Brown, Huffman, Tompkins, and Portugal.

Nays: None

Abstention: None

The motion carried (7-0-0)