

ITEM 6 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-11-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition, Block 1, Lots A41R and A42R, 407 W. Euless Boulevard and consider recommendation for an Ordinance.

Commissioner McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The property at 407 W. Euless Boulevard has been an auto repair facility in Euless for many years. For the past several years the property has been operated under the name of Euless Transmissions. Mr. Altufaila is applying for a Specific Use Permit to change the business to a new auto-related business.

Mr. Altufaila intends to run an auto repair facility and tire shop through a lease arrangement with the property owner. The lease is set to begin on April 1, 2013 after the current tenant has vacated the premises.

The type of auto repairs he is intending to complete include tire service, exhaust system service, light auto repair and maintenance, and state inspections. The building contains four (4) service bays with overhead doors. All work will be required to be completed interior to the building and no vehicles will be stored exterior to the building overnight. Business hours would be from 8 am to 6 pm Monday through Friday and employ three to four people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

In discussion with staff, the property owner has proposed to increase the amount of landscaping along the street frontage of W. Euless Boulevard. They intend to plant eight crepe myrtles and fifteen to twenty five dwarf yaupon holly shrubs to soften the appearance of the front façade of the business.

The property owner and the business owner do not intend to modify the existing structure.

The existing transmission repair shop would remove the vehicle lifts in the front of the building and those exterior bays would not be allowed to be used for vehicle repair.

Auto Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, Mr. Alaa Altufaila; and,
- b. The Specific Use Permit is tied to the business name State Inspection and Tires Shop; and;

- c. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- d. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- e. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- f. All proposed landscaping shall be installed prior to the issuance of a Certificate of Occupancy; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Zahn asked if the property would be upgraded to improve the appearance of the facility.

Alaa Altufaila, 613 Atascosa Avenue, Ft Worth, TX 76120, he has been in business for 15 years and his main focus is keeping the customers and city happy. He will make sure that the landscaping and building are maintained.

Doug Kuhn, 3107 Mimosa Park Drive, Richland Hills, TX 76118, is a partial owner of the property and he and his partners have made a commitment to Mr. Altufaila and the City that they will repair what needs to be repaired. They will repair damage to the asphalt and make any changes to the landscaping that the City requires. Mr., Altufaila will be responsible for the upkeep on the repairs and upgrades made by the ownership.

There were no further comments or questions presented by the Commission.

Commissioner Zahn made a motion to recommend approval of Case #12-11-SUP. Commissioner Tompkins seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (7-0-0)