



CITY COUNCIL COMMUNICATION

March 12, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 12-13-SUP and Consider First and Final Reading of Ordinance No. 1989

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

REFERENCE NO: 12-13-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit in Oakwood Terrace Addition, Block 1, Lot A43R, 230 Vine Street for Automotive Repair in Texas Highway 10 Multi-Use District (TX-10) and approve Ordinance No. 1989.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Mr. Jim Hartman representing JR's Euless Transmission

Location/Zoning: 230 Vine Street. The property is zoned Texas Highway 10 Multi Use Zoning District (TX-10).

Project Summary: Mr. Hartman is applying for a Specific Use Permit to allow Auto Repair store at 230 Vine Street. The front portion of this building is used for retail purposes. Mr. Hartman would operate the business from the rear portion of the building and utilize a portion of the front of the building as office and storage. Mr. Hartman has operated the auto repair facility at 407 W. Euless Boulevard for several years. He intends to move his operation from that building to the new location. A specific list of automotive repair services the applicant would propose to provide has been listed as a potential condition to the Specific Use Permit. These activities are included in the Auto Repair and Tire Repair definitions.

The business owner will be required to perform all work internal to the structure. The building contains several bays with overhead doors. In addition, no vehicles will be stored exterior to the building overnight and exterior display of merchandise would not be allowed.

Auto Repair uses require a Specific Use Permit within the TX-10 zoning district. The Planning and Zoning Commission recommended approval of the Specific Use Permit at their February 19, 2013 meeting by a vote of 6-0-0:

- a. The Specific Use Permit is tied to the Business Owner: Jim Hartman; and,
- b. The Specific Use Permit is tied to the Business Name: JR's Eules Transmission; and,
- c. All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or exterior display of merchandise is not permitted within view of the public right-of-way; and,
- e. The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and Computerized Diagnostics. Auto services not listed here are thereby prohibited; and,
- f. 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,
- g. 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.

SUPPORTING DOCUMENTS:

- Ordinance No. 1989
- Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **CB** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office