

ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-01-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit on Plaza on the Lake Addition, Block A, Lot 1, 401 S. Industrial Boulevard for Specific Service Automotive Repair in Community Business District (C-2) zoning and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Aljabban is the business owner at 401 S. Industrial Boulevard. This SUP was originally approved on May 8, 2012 under a different business owner for an auto inspection, lube and minor repair business. One of the original conditions of the Specific Use Permit was the construction of a traffic signalization control which would control traffic ingress and egress from the site in connection with traffic from Signet and S. Industrial Boulevard. This signal has been completed and the business has opened under the conditions of the previous SUP. Mr. Aljabban requests that the Specific Use Permit be re-approved with the following conditions to update the ownership of the business, as well as to specify the types of automotive work which will be conducted at the site.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Saad Aljabban; and,
- b. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change; 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, including tires are not permitted; and,
- e. 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,
- f. The services allowed at this facility are as follows: Oil Change, Brake Repair and Replacement, Tire Repair and Replacement, Engine and Radiator Flush, Air Conditioning Service, Tune Ups, Engine Diagnostic Service, State Inspection, Light Mechanical Repair. Auto services not listed here are thereby prohibited; 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.

Mr. Saad Aljabban, 401 S. Industrial Boulevard, informed the Commission that his company has been doing oil changes for over 6 years and they have a total of 6 shops. The shop located at 401 S. Industrial has been closed for a long time so they are working to get it running. Their goal is to be a good neighbor and be good to their customers. Mr. Aljabban thanked the Staff and Commission for helping them with their case.

There were no comments or questions presented by the Commission.

Commissioner Brown made a motion to approve Case #13-01-SUP with the SUP Conditions as presented by Staff. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)