

ITEM 5 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-11-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Online Auto Sales to be located on Eules Industrial Park Addition, Block 1, Lots 7, 8, 9A, 9B, 10, B1, and B4, at 1105 Pamela Drive in the Light Industrial District (I-1) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Unified Development Code requires a motor vehicle dealership located in the I-1 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the Specific Use Permit. Mr. Childers is requesting a Specific Use Permit for internet auto sales of vehicles to occupy approximately 7,000 square feet of leased space for office space and interior storage of vehicles for sale. All sales of vehicles will be made online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles will be stored exterior to the leased space. No mechanical work will be performed on the vehicles.

The owner / operator offers that the business would operate from 9:00 am to 7:00 pm Monday through Saturday.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Mr. Randy Childers; and,
- b. Tied to the business name: A.B.C Auto Credit Inc.; and,
- c. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
- d. No outdoor storage or display of vehicles; and,
- e. No on-site mechanical or auto body work to be performed on vehicles; and,
- f. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility; 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.

Randy Childers, 1716 Woodhill Lane, Bedford, TX, stated that his background is in law enforcement and then he transitioned into car sales. His business is internet sales only and his focus is on high end specific automotive models. They have spent a considerable amount of money to clean up and remodel the entire building. There is not a lot of transient business. They sell over the internet with a few automobiles that are picked up at the location, but a majority of their automobiles are shipped to the buyer.

Chairman McNeese asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Olmstead asked the applicant if the conditions of the Specific Use Permit will be a detriment to his business. Specifically that there would not be any major mechanical repairs on site.

Mr. Childers stated that he has no desire to repair vehicles. He works with experienced mechanics in Euless to insure that their vehicles are in good working order.

Commissioner Olmstead asked the applicant to clarify why there is a limited use of the surrounding parking area for used vehicle sales.

Mr. Childers, stated that this is not an issue for his business since he does all of his sales online and does not want to leave his vehicles outside. They are strictly an internet business.

Commissioner Olmstead asked the applicant what the square footage of the building is.

Mr. Childers stated that the location is approximately 7,000 square ft; 1,000 square ft of office space and 6,000 square ft of storage.

Commissioner Olmstead asked where he stores any overage of vehicles Mr. Childers purchases at auction.

Mr. Childers stated that when he purchases a lot of vehicles from an auction or a dealer he typically ships the vehicles he doesn't want to another auction for immediate sale. Mr. Childers stated that you will not know that he is in that location.

Commissioner Olmstead asked Mr. Childers if he felt that the conditions of the Specific Use Permit would hinder his business in any way.

Mr. Childers stated that the Specific Use Permit would not hinder his business at all.

Chairman McNeese informed the commission that he has seen online auto sales growing as a business in Euless for the past few years. The Commission's experience with online auto sales has had limited issues with adherence to Code Enforcement, Building, or Specific Use Permit conditions.

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

Commissioner Dunckel made a motion to approve Case No. 14-11-SUP. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, and Dunckel.

Abstention: None

Nays: None

The motion carried: (4-0-0)