



CITY COUNCIL COMMUNICATION

March 24, 2015

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-14-SUP and Consider First and Final Reading of Ordinance No. 2057

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

REFERENCE NO: 14-14-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on J. P. Halford Addition, Block D, Lot 7, 116 W. Euless Boulevard for a Tire Shop in Texas Highway 10 Multi-Use District (TX-10) and approve Ordinance No. 2057.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: James Sosa, representing Hwy 10 Tire Shop.

Location/Zoning: 116 W. Euless Blvd. / Texas Highway 10 Multi-Use District (TX-10).

Project Description: Mr. Sosa has been operating his Tire Shop at this location for the past four (4) years. During the past year, there were a few occasions that the City of Euless Code Compliance officers have had to discuss violations of the SUP. There were instances that included storage of materials and repairs to vehicles outside of the building. Mr. Sosa has resolved these issues with the City. Mr. Sosa is requesting to continue operation of his business. His business occupies approximately 4,000 square feet of the existing building and fenced yard area. He has increased the amount of interior space dedicated to the storage of tires. Mr. Sosa proposes to continue to conduct tire repair and sales between 8:00am and 6:00pm Monday through Saturday. There is potential that the widening of SH 183 may have an effect of the future viability of the business. Therefore, staff recommends an extension of the SUP for six (6) months.

The Development Services Group has reviewed the application and has determined that it meets the requirements for a Specific Use Permit.

The Planning and Zoning Commission held a public hearing on March 3, 2015 and by a vote of 6-0-0 recommended approval of the Specific Use Permit with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner James Sosa; and,
- b. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire 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 within the tires; and,
- d. All repair of tires shall be conducted within the building or within the fenced area behind the building; and,
- e. Outdoor storage is prohibited in front of the building; and,
- f. The auto repair services provided by this establishment are tire repair and wheel-related repairs. Any other auto repair services are in violation of this Specific Use Permit.; and,
- g. The term of this Specific Use Permit shall be granted for an additional period of six months 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.

SUPPORTING DOCUMENTS:

- Ordinance No. 2057
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

LG

City Manager's Office

KS

City Secretary's Office