

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

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) 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. Sosa has been operating his Tire Shop at this location for the past four 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 from the rear portion of the existing structure. 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 access to the business. Therefore, staff recommends an extension of the SUP for six months.

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

Staff recommends approval 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.

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

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-14-SUP. Motion seconded by Vice Chairman Portugal. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)