



## **CITY COUNCIL COMMUNICATION**

May 26, 2015

**SUBJECT:** Consider Second and Final Reading of Ordinance No. 2062 for Specific Use Permit Case No. 15-05-SUP

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

**REFERENCE NO:** 15-05-SUP

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### **ACTION REQUESTED:**

Consider the request for a Specific Use Permit for Auto Services proposed to be located on Euless Gardens, Block 3, Lot 1B at 316 N. Main Street within the Community Business District (C-2) and approve Ordinance No. 2062 on second reading.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** Nedal Omar Darsalem representing Entire Auto Center.

**Location/Zoning:** 316 N. Main Street. The property is zoned Community Business District (C-2).

**Project Summary:** Mr. Darsalem is seeking a Specific Use Permit for an Auto Services at 316 N. Main Street. The use of the building has been an auto-related use for many years including a service station, auto wrecking service, and auto repair. Mr. Darsalem owns another auto service center in Irving and is seeking to expand his business to a second location.

He will be leasing the building. Prior to occupying the building, the structure will be cleaned up, painted and new signage installed that is compliant with the sign ordinance. The existing fence will also be repaired.

The applicant will operate his business consistent with the typical auto service related conditions that the City of Euless places as part of the issuance of the Specific Use Permit. All activity will be internal to the building.

The owner of this property, Sal Alfieri, represents that the lease of the building for auto services is short term. Due to the expected impacts of the Airport Freeway (Segment 2E) widening project and specifically the condition that will result from the 18 month closure of the Main Street bridge over the highway, there is a reluctance to make a significant investment in a major remodel of the property for a retail or restaurant type use. Access to North Main Street will be impacted after the bridge is removed and before it is rebuilt. Staff is recommending that the SUP be valid for one year. After that time, the contractor for the highway widening project, Southgate Partners, will be able to provide a more definitive construction schedule. Mr. Alfieri's intent is that he will not lease the building out for auto services when the highway construction is completed.

The Planning and Zoning Commission held a public hearing on April 21, 2015 and discussed this item. They discussed improvements to the building exterior and whether the applicant would keep vehicles stored exterior to the building. The applicant indicated that they would keep customer vehicles interior to the building or within the fenced in area and construct a new fence. The Commission voted to recommend approval of the Specific Use Permit with the following conditions by a vote of 6-0-0.

The City Council held a public hearing on May 12, 2015 and voted 4-2-0 to approve the Specific Use Permit. The City Charter requires a second reading for all ordinances enacted by the City Council that are not approved by five or more affirmative votes. Therefore this ordinance is being presented for a second reading. The recommended conditions are as follows:

- a. Tied to the business owner, Nedal Omar Darsalem; and,
- b. Tied to the business name, NK Entire Auto Lube, Inc dba Entire Auto Center; and,
- c. All repair of vehicles, including but not limited to: tire repair, 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 merchandise is not permitted within view of the public right-of-way; 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; Air Filter Change; Coolant Flush; Transmission Flush; Tire Replacement; Light Mechanical including brakes, shocks, struts, spark plugs, Wheel Alignment; Air Conditioning Service. 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 (1) 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.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2062
- Minutes – P & Z
- Application
- Letter: Property Owner and Tenant
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office