

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
AUGUST 9, 2016  
MINUTES**

**ITEM 3. HELD A PUBLIC HEARING AND CONSIDERED APPROVAL OF SPECIFIC USE PERMIT CASE NO. 16-15-SUP AND CONSIDERED THE RECOMMENDATION OF AN ORDINANCE**

Chairman McNeese opened the public hearing at 6:38 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Mr. Nance is the owner of a franchise business Once Upon a Child. They have operated a leased retail space within the Heritage Towne Center as a used merchandise business focused primarily on children's toys, clothing, and accessories. The business is part of a larger corporate entity which also operates similar retail outlets such as Plato's Closet, which currently operates within the center. The business model is items are obtained by the business through the customer base exchanging "gently used" items for cash. This is strictly a retail establishment and not a thrift / donation style business model.

The business has leased 4,000 square feet, is open Monday – Saturday 10:00 a.m. to 8:00 p.m. and Sunday 12:00 p.m. to 5:00 p.m. and employs 12-15 people. The business will continue to not have storage containers for items either in front of or behind the business. There have not been any reported issues with the store operating under the conditions placed by the Specific Use Permit.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:40 p.m.

Chairman McNeese asked for confirmation that the applicant has been informed of the conditions of the Specific Use Permit.

Mr. Cook stated that the applicant was informed of the conditions electronically and verbally.

Chairman McNeese noted that he would preclude himself from voting on the case due to a business relationship with the applicant.

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

Commissioner Dunckel made a motion to approve Case No. 16-15-SUP for a Specific Use Permit for Used Merchandise in Texas 121 Gateway District (TX-121) zoning on Heritage Towne Crossing Addition, Block B, Lot 1, 3001 State Highway 121, Suite 258 and recommend an Ordinance. Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Commission Members: Owens, Olmstead, Dunckel, Ellis and Brown.

Nays: None

Abstention: Chairman McNeese

Chairman McNeese declared the motion carried. (5-0-1)