

Specific Use Permit Application
Page 3

Specific Use Permit

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1 APPLICANT INFORMATION			
BUSINESS OWNER (Legal Entity): JAMMCPARTNERS, LTD.		dba JAM Motorcars	
Official Address to send all City correspondence: 1118 South Airport Circle		Suite 150	
City: Euless	State: TX	Zip: 76040	
Applicant/Agent Name: Jonathan Nauck		Suite:	
Mailing Address: 4321 Pershing Avenue		Zip: 76107	
City: Fort Worth	State: TX	Zip: 76107	
Telephone (2254390222)	Fax (8178766456)	Email: jnauck@hotmail.com	
PROPERTY OWNER (Please print): Jonathan Nauck			
Signature: _____			
Mailing Address: 4321 Pershing Avenue (until Permit is issued)		Suite:	
City: Fort Worth	State: TX	Zip: 76107	
Telephone (2254390222)	Fax (8178766456)	Email: jnauck@hotmail.com	
PART 2 PURPOSE OF PROPOSAL			
In what ways have conditions changed substantially since the current zoning was set for this property? The building would be used to buy and sell vehicles from the main office. All vehicles would be stored in the warehouse space.			
How would the proposed amendment promote the public welfare and encourage orderly city development? By generating revenue as an independent licensed dealership, we would generate tax revenue for the city. Additionally, we would help facilitate intra-urban mobility in late model, fuel efficient vehicles.			
PART 3 PROPERTY DESCRIPTION			
Street Address of Property (if available): 1118 South Airport Circle Suite 150			
LEGAL DESCRIPTION: Subdivision Name Texas Star Business Center		Block(s)	Lot(s)
Survey Name(s): _____		Abstract No(s): _____	Tract(s): _____
PART 4 PRESENT USE OF PROPERTY (CIRCLE ONE)			
VACANT LAND	VACANT BUILDING	SINGLE FAMILY DWELLING	COMMERCIAL
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: _____	
PART 5 ACKNOWLEDGMENTS			
I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.			
Applicant, Owner or Authorized Agent: _____		Date: 2/12/13	
OFFICE USE ONLY:			
Case Number: 13-02-SUP	Zoning Fee: \$2500	Date Submitted: Feb 13, 2013	
Accepted By: ADS	Current Zoning: I-2	Expiration Date: _____	
13-3000003			
The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.			



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Page 4

Exhibit Layout

- Title Block near lower right corner
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- North indicator, Graphic scale, Sheet number
- Vicinity map to scale
- Zoning district
- Use indicated on the 1997 Comprehensive Land Development Plan
- Bearings and distances of perimeter of subject property
- Existing and proposed drainageway locations
- Significant natural features, such as large trees, tree clusters, steep slopes
- Existing topography, in two foot contours
- Internal circulation
- Location, height, and area of all proposed signs

Impact Mitigation

- Description of all processes and activities involved in the proposed use, including hours and days of operation
- Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials
- Location, height, and type of walls, fences, and other screening
- Proposed buffers (landscaping and screening)
- Location of any improvements required or provided to mitigate negative impacts

Location and dimensions of all existing and proposed:

- public and private roadway rights of way and face to face pavement width
- easements
- parking areas
- loading areas
- use and storage areas
- pedestrian walkways
- lighting facilities
- trash receptacles

Existing and proposed buildings and structures, including:

- footprints
- gross floor area
- height
- roof line
- location of entrances and exits
- storage areas
- areas where work is performed
- required setbacks, consistent with the zoning district

Information about land within 200 feet of subject property boundary:

- ownership
- legal description
- zoning
- land uses
- paving and ROW widths
- street medians, intersections, names
- driveways and sight visibility triangles

Elevations

- building elevations with exterior facade materials and percentages indicated
- elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

EXHIBIT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Exhibit in accordance with the City of Eules Unified Development Code.


 Exhibit Preparer's Signature
 JONATHAN NAUCIC
 Printed Name

2/12/13
 Date
 PARTNER, JANKPARTNERS, LTD
 Printed Title

ADDITIONAL INFORMATION THAT MAY BE REQUIRED BY STAFF
 PER CODE OF ORDINANCES 84-151(c) FOR
 SPECIFIC USE PERMIT APPLICATIONS

RECEIVED
 FEB 13 2013
 BY: FILE COPY

4321 Pershing Avenue
Fort Worth, TX 76107
February 12, 2013

Stephen Cook
Senior Planner
City Of Euless, TX

Dear Stephen,

Thank you for speaking with me this morning. In addition the forms you sent, I would like to take a moment to respond to the questions you asked.

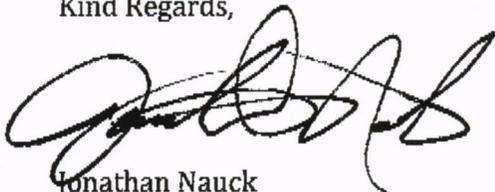
- The hours of operation will be from 9-5, Monday through Friday. There is one employee.
- There will be no more than five vehicles stored at any given time and they will all be house in the warehouse at all times
- Please see attached photo for aerial map image. There is 1,650 square feet. 571 feet will be air-conditioned office space and the remaining 1,079 feet will be warehouse storage.
- There appear to be anywhere from 2-4 parking spaces available at any given time.

Also, I agree to the following requirements stated below:

- 1) Tied to the business owner and,
- 2) Tied to the business name, and
- 3) Permitted for the period of one year to be renewed through the Specific Use Permit process; and,
- 4) No outdoor advertising display other than a permitted sign indicating the name of the business; and,
- 5) No outdoor storage or display of vehicles; and,
- 6) No on-site major mechanical or auto body work to be performed on vehicles; and,
- 7) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) cumulated gallons stored within this facility.

Please let me know if you have any questions. Thank you for your time and consideration.

Kind Regards,



Jonathan Nauck
JAMMC Partners, Ltd., D.B.A. JAM Motorcars
225.439.0222

