

**PLANNING AND ZONING  
MARCH 19, 2013  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:30 p.m. for consideration of scheduled items in the Council Chambers in City Hall of the Municipal Complex. Chairman Richard McNeese stated there was a quorum of members of the Planning and Zoning Commission present.

**MEMBERS AND STAFF PRESENT:**

Chairman Richard McNeese  
Vice Chairman Troy Mennis  
Commissioner Monty Huffman  
Commissioner LuAnn Portugal  
Commissioner Jeremy Tompkins  
Commissioner David Brown  
Mike Collins, Director of Planning and Economic Development  
Ron Young, Director of Public Works  
Paul Smith, Division Chief/Fire Marshal  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Commissioner George Zahn

**VISITORS:**

Linda Eilenfeldt  
Saad Aljabban  
Jonathan Nauck  
Albert Nauck

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Vice Chairman Mennis and the Pledge of Allegiance was given by Commissioner Tompkins.

**ITEM 1      CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of March 5, 2013

Vice Chairman Mennis made a motion to approve the minutes for called meeting of March 5, 2013. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: Chairman McNeese

The motion carried: (5-0-1)

**ITEM 2      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-01-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Plaza on the Lake Addition, Block A, Lot 1, 401 S. Industrial Boulevard for Specific Service Automotive Repair in Community Business District (C-2) 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. Aljabban is the business owner at 401 S. Industrial Boulevard. This SUP was originally approved on May 8, 2012 under a different business owner for an auto inspection, lube and minor repair business. One of the original conditions of the Specific Use Permit was the construction of a traffic signalization control which would control traffic ingress and egress from the site in connection with traffic from Signet and S. Industrial Boulevard. This signal has been completed and the business has opened under the conditions of the previous SUP. Mr. Aljabban requests that the Specific Use Permit be re-approved with the following conditions to update the ownership of the business, as well as to specify the types of automotive work which will be conducted at the site.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Saad Aljabban; and,
- b. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change; and,
- c. All repair of vehicles, including but not limited to: 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 exterior display of merchandise, including tires are not permitted; 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, Brake Repair and Replacement, Tire Repair and Replacement, Engine and Radiator Flush, Air Conditioning Service, Tune Ups, Engine Diagnostic Service, State Inspection, Light Mechanical Repair. 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 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.

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

Mr. Saad Aljabban, 401 S. Industrial Boulevard, informed the Commission that his company has been doing oil changes for over 6 years and they have a total of 6 shops. The shop located at 401 S. Industrial has been closed for a long time so they are working to get it running. Their goal is to be a good neighbor and be good to their customers. Mr. Aljabban thanked the Staff and Commission for helping them with their case.

There were no comments or questions presented by the Commission.

Commissioner Brown made a motion to approve Case #13-01-SUP with the SUP Conditions as presented by Staff. Vice Chairman Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

**ITEM 3      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-02-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**  
 Receive public input regarding the request for a Specific Use Permit in Airport Business Park, Block 1, Lot 2R, 1118 S Airport Circle, Suite 150 for Internet Auto Sales in Heavy Industrial District (I-2) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Unified Development Code requires a motor vehicle dealership located in the I-2 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the Specific Use Permit. Mr. Nauck is requesting a Specific Use Permit for internet auto sales of vehicles to occupy approximately 1,650 square feet of leased space for an office and interior storage of vehicles for sale. All sales of vehicles will be made online and only utilize the interior leased space as storage for the vehicle inventory. No

vehicles will be stored exterior to the leased space. The applicant has stated that no more than five vehicles will be stored at any one time. No major mechanical work will be performed on the vehicles. The owner / operator offers that the business would be run 9:00am to 5:00pm Monday through Friday.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Mr. Jonathan Nauck; and,
- b. Tied to the business name: JAMMC Partners, LTD, dba JAM Motorcars; and,
- c. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
- d. No outdoor storage or display of vehicles; and,
- e. No on-site major mechanical or auto body work to be performed on vehicles; and,
- f. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility; and,
- g. The term of this Specific Use Permit shall be granted for a period of one 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.

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

Commissioner Huffman requested clarification from the applicant as to what is the applicants experience in automotive sales and how did the applicant get into this business.

Jonathan Nauck, 1118 S. Airport Circle, Suite 150, worked for an auto dealership and wasn't happy with their processes. Mr. Nauck decided to start his own business in Internet Automotive Sales. He is eager to help people find the right vehicle for them.

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

Commissioner Huffman made a motion to approve Case #13-02-SUP with the SUP Conditions as presented by Staff. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:42 p.m.

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Chairman McNeese

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Date