



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
October 15, 2013

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 13-10-SUP,  
and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 13-10-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Oakwood Terrace North Addition, Block 16, Lot AR1, 1600 W Euless Boulevard for an Automotive Repair and Convenience Store use in the Texas Highway 10 Multi-use District (TX-10) and consider recommendation for an Ordinance.

**ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

**SUMMARY OF SUBJECT:**

**Applicant:** Adan Ocampo, representing Adam's Auto Service Enterprises LLC

**Location/Zoning:** 1601 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-use District (TX-10).

**Project Summary:** Mr. Ocampo received a Specific Use Permit for his business in October 2005 and subsequently in June 2011 to convert the south building from an auto service building to a convenience store and food mart. As a condition of the specific use permit, the SUP was tied to Mr. Ocampo's business name. He has reorganized his company into a limited liability corporation entitled Adam's Auto Service Enterprises LLC. This current application is to update the SUP with the new business name. The conditions that were placed on the business previously have been included with this SUP as well as an

accounting of the types of auto repair that are being conducted at the place of business as per current City of Euless policy for auto-related services requiring a SUP. The exhibit provided is the same as the exhibit from 2011. No changes have been made or intended to be made to the existing businesses with the exception of the name change.

Staff recommends approval with the following conditions:

1. The Specific Use Permit is tied to the Business Owner: Mr. Adan Ocampo; and,
2. The Specific Use Permit is tied to the Business Name: Adam's Auto Service Enterprises, LLC; and,
3. All repair customer vehicles kept overnight must be parked in area located behind screening fence; and,
4. Any outdoor storage of merchandise or other items must be placed in area located behind screening fence; and,
5. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building or behind the screening fence; and,
6. The specific automotive services that are permitted to be performed include: tire repair, install and sell wheels, oil changes; tune ups and maintenance; CV axles and boots; brake repair; front end alignment; air conditioning service; towing service; timing belt service; transmission service; general engine repair and provide state inspections; and,
7. All signage for both businesses specifically would be maintained to be in compliance with the Sign Ordinance of the City of Euless as amended; and,
8. If the applicant is cited for violating the sign and/or the crime prevention ordinances of the City after granting the SUP and does not cure the citation within a 30-day period, staff is directed to return to the Planning and Zoning Commission and the City Council for possible revocation of the SUP; and,
9. 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:**

- Draft Ordinance 2015
- Application
- Exhibit
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner