



PLANNING AND ZONING COMMISSION COMMUNICATION
December 2, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-15-SUP,
and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-15-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Kitty House Addition Block 2, Lot 3, 1108 Westpark Way for Specific Service Automotive Repair in Texas Highway 10 Multi-use (TX-10) zoning district 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: Fred Nehrke, Jr, representing Nerkwest Tool LLC dba TLS Auto Specialist.

Location / Zoning: 1108 Westpark Way, zoned as Texas Highway 10 Multi-use zoning district (TX-10).

Project Description: Mr. Nehrke is the business owner of TLS Auto Specialist. His current business location is on Trinity Boulevard in Fort Worth and would like to move his operation to the larger facility at 1108 Westpark Way. The existing building is approximately 5,000 square feet. The building was originally developed as a light industrial building and may be used appropriately as an auto repair service. The applicant has been made aware of the

typical conditions for auto-related services

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. Tied to the business owner, Fred Nehrke Jr; and,
- b. Tied to the business name, Nerkwest Tool LLC dba TLS Auto Specialist; 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: Bumper to bumper vehicle inspections; Oil and Lube Services; Air/Cabin Filter services; fuel injection services; Fuel tank and fuel pump service repairs; Emission component service and repair; coolant system repairs; Power steering fluid services; Transmission fluid services; Brake fluid services; Tune up services; Engine diagnosis; Transmission & driveline repairs; Engine Service & repairs; Front end alignment service and repairs; Steering & suspension repairs; Engine and body electrical system repairs; Brake system service and repairs; Air conditioning service and repair and Battery service and 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 this 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:

- Draft Ordinance No. XXXX
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner