

**PLANNING AND ZONING
DECEMBER 2, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:50 p.m. on November 18, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members George Zahn, Kenny Olmstead, Ronald Dunckel, and Steve Ellis.

During the Pre-Session Meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.
- Director of Planning and Economic Development Collins gave an update on the Potential Future City Wide Developments.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner George Zahn
Commissioner Kenny Olmstead
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Don Sheffield, City Building Official
Stephen Cook, Senior Planner
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner David Brown

VISITORS:

Kaveh Meghdadpour
Fred Nehrke, Jr.

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Portugal and the Pledge of Allegiance was given by Commissioner Zahn.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of November 18, 2014.

Commissioner Portugal made a motion to approve the minutes for called meeting of November 18, 2014. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, and Ellis

Nays: None

Abstention: Commissioner Zahn

The motion carried: (5-0-1)

ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-15-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE
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.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Chairman McNeese asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Vice Chairman Portugal asked the applicant if he owns the property he currently occupies on Trinity Boulevard and who maintains the property. Commissioner Portugal stated that she has heard that the property is maintained at a very high standard.

Mr. Fred Nerkhe, Jr., 13301 Trinity Boulevard, Euless, TX 76040, stated that he leases his current property and that as the tenant he maintains the property.

Vice Chairman Portugal asked if he owns the property at 1108 Westpark Way.

Mr. Nerkhe stated that he does not own the property, but will be under a 10 year lease. Mr. Nerkhe also stated that he plans on making improvements and maintaining the property to make it safe and appealing.

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

Commissioner Zahn made a motion to approve case #14-15-SUP with conditions as written. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Ellis

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:46 p.m.

Chairman McNeese

Date