

**PLANNING AND ZONING  
MAY 5, 2015  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on April 7, 2015 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, Ron Dunckel, Steve Ellis, and David Brown.

During the Pre-Session Meeting:

- Development Update; Glade Parks, Glade Parks South, MidTown
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –  
PRECOUNCIL CONFERENCE ROOM**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:31 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  
Commissioner David Brown  
Hal Cranor, Director of Public Works  
Mike Collins, Director of Planning and Economic Development  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

**VISITORS:**

Perry Bynum  
Zach Knutson  
Jason Reyes  
Alaa Al-Tufaila  
Aqeel Al Sbihawi

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

**ITEM 1      CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**

Regular Meeting of April 21, 2015.

Vice Chairman Portugal made a motion to approve the minutes for called meeting of April 21, 2015. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: Commissioner Zahn

The motion carried: (6-0-1)

**ITEM 2      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-02-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Puente Del Oeste Addition, Lot 1C1, 801 S. Industrial Boulevard, Suite C for Automotive Service in Texas Highway 10 Multi-use District (TX-10) 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. Denton is the business owner of A&A Tire and Wheel Store in Hurst. He has been operating his business for several years and is seeking to locate in Euless within a leased space of 3,211 square feet. The space previously housed a used appliance repair and sales store. The property is under new ownership. The building has been painted and the asphalt parking area in front of the building has been renovated. The property owner, in cooperation with the tenant will improve the property by introducing a landscaping element to the northwest corner of the property as well as new pavement in an area along the frontage of the building which has had some maintenance issues. Signage on the building will be in compliance with the sign code. A multi-tenant monument sign is proposed to be constructed.

For the tire replacement business, the applicant has indicated all tires (both new and used) will be stored interior to the store and take-offs will be removed from the site on a regular basis. The business' service vehicles will park on the north side of the building on existing pavement to keep them out of the way of customer parking.

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: Edward Denton; and,

- b. The Specific Use Permit is tied to the Business Name: A&A Tire & Wheel Store; 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 exterior display of merchandise within view of the public right-of-way, are not permitted; and,
- e. The services allowed at this facility are as follows: Tire sales and service; tire balancing, wheel replacement. Auto services not listed here are thereby prohibited; and,
- f. The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- g. 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 are any proponents/opponents. Seeing none, the public hearing was close.

Commissioner Zahn stated that he would like to table the case due to the parking and the fact that there is no representation from the ownership or business owner.

Commissioner Olmstead stated that he would like to table the case as well due to the following three (3) issues that concern him:

1. Parking concerns.
2. Collapsing retaining wall on property that he believes will cause costly damage to the building. He would like to request that someone from the City inspect the retaining wall.
3. Walkway along the front of the building has no ramp leading into the building for cars to enter for repairs. Meaning that cars entering this business will need to drive up over a 4 inch curb.

Vice Chairman Portugal stated that she would like to table the case as well due to the fact that this case has raised concerns about the overall property.

Commissioner Dunckel stated he would have like to have the owner present in order to try to resolve some of the issues being raised. He would like to table the case as well.

Commissioner Ellis stated that he has a lot of the same concerns of his fellow commissioners. He also stated that he has concerns about the proposed dumpster enclosure on the northwest corner. He stated that there doesn't seem to be enough room for the new enclosure and any pedestrian traffic from the surrounding apartments.

Commissioner Brown stated that he would like to table the case until the questions about parking are answered.

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

Commissioner Zahn made a motion to table case #15-02-SUP. Motion seconded by Commissioner Dunckel. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

**ITEM 3      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-06-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**  
Receive public input regarding the request for a Specific Use Permit For Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition, Block 1, Lots A41R and A42R, 407 W. Eules Boulevard and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Planning and Zoning Commission held a public hearing on May of 2014 for a renewal of the Specific Use Permit for this business. The SUP Mr. Al-Tufaila has brought forward the SUP for renewal. There have not been any code compliance issues with the business in the past year.

The business owner intends to continue the following services: tire service, exhaust system service, light auto repair and maintenance, and state inspections. The building contains three (3) service bays with overhead doors. All work is required to be completed interior to the building and no vehicles will be stored exterior to the building overnight. Business hours remain from 8 am to 6 pm Monday through Friday and shop employs three to four people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

Auto Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, SIT Auto Care, Inc.; and,
- b. The Specific Use Permit is tied to the business name State Inspection and Tires Shop; and,

- c. The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted); and,
- d. 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,
- e. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- f. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- g. 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 are any proponents/opponents. Seeing none, the public hearing was close.

Commissioner Zahn stated that the landscaping has died off and needs to be replaced and kept in good condition.

Mr. Alaa Tu-Faila, stated that he would ensure that the landscaping was replaced and maintained.

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

Commissioner Zahn made a motion to approve case #15-06-SUP. Motion seconded by Commissioner Olmstead with conditions as written. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunkel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

**ITEM 4      CASE NO. 15-07-SUP – HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-07-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit for Specific Service Automotive Repair and Internet Auto Sales in Community Business District (C-2) zoning on S.H. 10 Business Center Addition, Block A, Lot 2, 1361 W. Euless Blvd, Suite 205 and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Cardenas is the business owner of DFW Bimmer. He has been operating a Specific Service Automotive Repair shop within a leased space. His success at repairing BMWs has lead him to a desire to expand his business by purchasing a few BMWs from auction, repairing them, and selling them by internet only from his location. The space his business occupies has been previously occupied as an internet auto sales location.

Mr. Cardenas has been informed of the conditions in which internet auto sales have been previously approved in Euless and is willing to comply with those conditions. The conditions of his Specific Use Permit for Specific Service Automotive Repair would also be proposed to continue under this new permit. Mr. Cardenas' business has not had any complaints or concerns from the City of Euless, therefore a time-period condition has not been included.

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: Jesus Cardenas Jr.; and,
- b. The Specific Use Permit is tied to the Business Name: DFW Bimmer; 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, are not permitted; and,
- e. The services allowed at this facility are as follows: Replace vehicle battery, electrical diagnosis and repair, fuses, lights, reset dash lights (CBS, TPM, ABS, DSC, MIL, ETC.). Vehicle computer programming, window lift repair, interior trim repairs, brakes, oil leak repairs, cooling system repairs. Auto services not listed here are thereby prohibited; and,
- f. No outdoor advertising display for auto sales other than a permitted sign indicating the name of the business; and,
- g. No outdoor storage or display of vehicles being offered for sale; and,
- h. 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;
- i. 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 are any proponents/opponents. Seeing none, the public hearing was close.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #15-07-SUP. Motion seconded by Commissioner Ellis. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business the meeting was adjourned at 7:28 p.m.

Administrative Secretary's notation:

Upon completion of the Planning and Zoning Meeting the Commissioners returned to complete the PreCouncil Conference Room in order complete the Development Update portion of the meeting.

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Chairman McNeese

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Date