



## PLANNING AND ZONING COMMISSION COMMUNICATION

August 9, 2016

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 16-15-SUP, and Consider Recommendation for an Ordinance.

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

**REFERENCE NO:** 16-15-SUP

---

### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit for Used Merchandise in Texas 121 Gateway District (TX-121) zoning on Heritage Towne Crossing Addition, Block B, Lot 1, 3001 State Highway 121, Suite 258 and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Jeff Nance, representing Nance Retail Stores, LLC dba Once Upon a Child

**Location / Zoning:** 3001 State Highway 121, Suite 258 zoned as Texas 121 Gateway District (TX-121).

**Project Description:** Mr. Nance is the owner of a franchise business Once Upon a Child. They have operated a leased retail space within the Heritage Towne Center as a used merchandise business focused primarily on children's toys, clothing, and accessories. The business is part of a larger corporate entity which also operates similar retail outlets such as Plato's Closet, which currently operates within the center. The business model is items are obtained by the business through the customer base exchanging "gently used" items for cash. This is strictly a retail establishment and not a thrift / donation style business model.

The business has leased 4000 square feet, is open Monday – Saturday 10:00 a.m. to 8:00 p.m. and Sunday 12:00 p.m. to 5:00 p.m. and employs 12-15 people. The business will continue to not have storage containers for items either in front of or behind the business. There have not been any reported issues with the store operating under the conditions placed by the Specific Use Permit.

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, Nance Retail Stores, LLC; and,
- b. Tied to the business name, Once Upon a Child; and,
- c. All merchandise shall be displayed within the store and not exterior to the building; and,
- d. Any customers bringing items to be sold to the retail store shall bring such items interior to the store during business hours; and,
- e. No items shall be left exterior to the store. Any such items shall be removed in a timely manner; and,
- f. 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.
- g. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

**SUPPORTING DOCUMENTS:**

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

**APPROVED BY:**

**Mike Collins**  
**Stephen Cook**

Director of Planning and Economic Development  
Senior Planner