

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
APRIL 19, 2016  
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on April 19, 2016 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Kenny Olmstead, Ronald Dunckel, and Steve Ellis. Commissioner David Brown was not in attendance.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update including Glade Parks, Glade Parks South, Mid-Town, Gala at Oak Crest and Riverwalk!

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:33 p.m. for consideration of scheduled items.

**STAFF PRESENT:**

Mike Collins, Director of Planning and Economic Development  
Hal Cranor, Director of Public Works  
Paul Smith, Fire Marshall  
Stephen Cook, Senior Planner  
Mollie Snapp, Administrative Secretary

**VISITORS:**

Julio Mazariego  
Randy Childers

**INVOCATION**

Commissioner Dunckel gave the invocation.

**THE PLEDGE OF ALLEGIANCE**

Commissioner Ellis led the pledge of allegiance.

**ITEM 1. APPROVED PLANNING AND ZONING MINUTES**

Chairman McNeese pointed out a typographical error on page 6 of the minutes.

Vice Chairman Portugal made a motion to approve the minutes for the regular meeting of April 19, 2016 with the recommended correction. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, and Dunckel.

Nays: None

Abstention: Commission Member Ellis.

Chairman McNeese declared the motion carried. (5-0-1)

**ITEM 2. HELD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-01-SUP AND APPROVED RECOMMENDATION OF AN ORDINANCE.**

Chairman McNeese opened the public hearing at 6:37 p.m.

Senior Planner Cook gave a brief description of the case. The Texas Highway 10 zoning district requires a Specific Use Permit for all places of worship. The congregation Iglesia Pentecostal Unida Hispana, Inc. intends to lease space at 820 Wilshire Drive. The building meets all code requirements to be used for an assembly use. Vehicle access to the site is provided from Wilshire Drive. The suite has previously been used for public assembly. The parking has proven to be adequate for off-peak hour assembly. The congregation currently is small. In the case of additional demand for parking, the owner of Adam's Automotive, the lot to the south has granted permission by letter for the place of worship to utilize their parking spaces at times of worship. This type of cross parking agreement is allowed within the same zoning district within 300 feet of the subject parcel.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Julio C Mazariego
2. Tied to the church name: Iglesia Pentecostal Unida Hispana, Inc. and,
3. No parking will be allowed on any unimproved surface; and,
4. 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 the specific location; and,
5. 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.

Julio Mazariego, representing Iglesia Pentecostal Unida Hispana, Inc., expressed his thanks to the staff and stated that he was available for any questions.

Chairman McNeese asked Mr. Mazariego if he was in agreement with the five conditions of the specific use permit.

Mr. Mazariego confirmed his agreement with the conditions.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Seeing none Chairman McNeese closed the public hearing at 6:40 p.m.

There were no questions or comments presented by the Commission.

Commissioner Ellis made a motion to approve Case No. 16-01-SUP for a Specific Use Permit on Lot A1A1, Block 16, Oakwood Terrace North , 820 Wilshire Drive Suite B for a Place of Worship in Texas Highway 10 Multi-Use District (TX-10). Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

**ITEM 3. HELD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-02-SUP AND APPROVED RECOMMENDATION OF AN ORDINANCE**

Chairman McNeese opened the public hearing at 6:41 p.m.

Senior Planner Cook gave a brief description of the case. New Lives For Old was granted a Specific Use Permit for a Place of Worship in March 2015. The Texas Highway 10 zoning district requires a Specific Use Permit for all places of worship. The congregation New Lives For Old has leased space at 414 West Eules Boulevard. The building meets all code requirements to be used for an assembly use. Vehicle access to the site is provided from West Eules Blvd., as well as from Vine Street on the west. The northern portion of this property is the location of the property owner's primary business, Republic Tire, which has a pylon sign on the frontage of West Eules Blvd. There are at least 20 parking spaces available to the church. When services are held on Sundays, Republic Tire is closed. City staff did not report any issues with the use during the introductory year of the Specific Use Permit.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Marvin “Bunky” Mitchell; and,
2. Tied to the church name: New Lives for Old; and,
3. 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 to hear from any proponents/opponents wishing to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:43 p.m.

There were no questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve Case No. 16-02-SUP for a Specific Use Permit on Andrew Huitt Survey Abstract 684, Tract 1102B, 414 W. Eules Blvd for a Place of Worship in Texas Highway 10 Multi-Use District (TX-10). Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

**ITEM 4. HELD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-03-SUP AND APPROVED RECOMMENDATION OF AN ORDINANCE**

Chairman McNeese opened the public hearing at 6:44 p.m.

Senior Planner Cook gave a brief description of the case. The Specific Use Permit was originally approved in the fall of 2014. Since then, staff has had no issues with the applicant’s business operation under the Specific Use Permit. The Unified Development Code requires a motor vehicle dealership located in the I-1 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the Specific Use Permit. Mr. Childers is requesting a Specific Use Permit for internet auto sales of vehicles to occupy approximately 7,000 square feet of leased space for office space and interior storage of vehicles for sale. All sales of vehicles will be made online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles will be stored exterior to the leased space. No mechanical work will be performed on the

vehicles. The owner / operator offers that the business would operate from 9:00 a.m. to 7:00 p.m. Monday through Saturday.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the business owner, Mr. Randy Childers; and,
2. Tied to the business name: A.B.C Auto Credit Inc.; and,
3. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
4. No outdoor storage or display of vehicles; and,
5. No on-site mechanical or auto body work to be performed on vehicles; and,
6. 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; and,
7. 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.

Randy Childers, representing A.B.C. Auto Credit Inc., was present to address any questions.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:45 p.m.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve Case No. 16-03-SUP for a Specific Use Permit for Online Auto Sales to be located on at 1105 Pamela Drive in the Light Industrial District (I-1). Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0).

**ITEM 5. ADJOURN**

There being no further business, the meeting was adjourned at 6:49 p.m.

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Chairman Richard McNeese

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Date