A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on April 2, 2019 in the Council Chambers of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Curtis Brown, Ronald Dunckel, Steve Ellis, and Eric Owens.

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.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:31 p.m. for consideration of scheduled items.

STAFF PRESENT:
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Hal Cranor, Director of Public Works and Engineering
Jeanne Flores, Administrative Secretary
Paul Smith, Fire Marshal

VISITORS:

INVOCATION

Commissioner Dunckel gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Ellis led the pledge of allegiance.
ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Commissioner Ellis made a motion to approve the minutes for the regular meeting of March 19, 2019.

Commissioner Dunckel seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 19-01-SUP AND RECOMMENDED AN ORDINANCE

Chairman McNeese informed the board that Case No. 19-01-SUP has been withdrawn by the applicant and will be presented to the Planning & Zoning Commission at a future date.

ITEM 3. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 19-03-SUP AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 6:34 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Under the Community Business zoning district permitted uses, Auto Services requires a Specific Use Permit. This parcel has been an auto lubrication and service center for many years. A new company has purchased the property and business, intending to continue providing similar services at the location. Owners operating the facility under previous Specific Use Permits have been in general compliance with the approved conditions. The conditions as provided below have been discussed with the new owner. New landscaping will also be provided along the frontage of the building.

Staff recommends the Specific Use Permit, with the following conditions:

   a. The Specific Use Permit is tied to the Property Owner: DFW Lube Ventures LLC; and,
   b. The Specific Use Permit is tied to the Business Names: America’s Oil Change and Auto Repair; 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 the view of the public right of way; and,

e. The services allowed at this facility are as follows: oil changes, state inspections, air and cabin filters, wipers, flush services – brake, power steering and coolant, brakes, shocks/struts, air conditioning and heater components, alignments, new tires, engine diagnostics, fluid leaks – gaskets and seals, tune-ups, timing belts, CV axles/axles, suspension components and electrical diagnostics and bulbs. Auto services not listed here are thereby prohibited; 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.

Chairman McNeese asked if the applicant wished to address the Commission.

Mr. Cook stated that the applicant was not present; however, the applicant has agreed to all conditions set by staff. The applicant will also be adding seasonal color to the landscaping along E Harwood Rd in front of his business.

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

Seeing none, Chairman McNeese closed the public hearing at 6:37 p.m.

Vice Chairman Portugal pointed out the vehicles that park in the adjacent parking lot. She asked whether the parking spaces were part of this business or if an arrangement was made with the parking lot owner.

Mr. Cook confirmed that this business has an arrangement with the parking lot owner to allow use of the parking lot.

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

Commissioner Dunckel made a motion to approve Case No. 19-03-SUP for a Specific Use Permit on Century Plaza Addition, Block 1, Lot 2 located at 103 E. Harwood Road for an Auto Services use in the Community Business (C-2) zoning district and consider recommendation for an Ordinance.

Commissioner Ellis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None
Chairman McNeese declared the motion carried. (6-0-0)

ITEM 6.  ADJOURN

There being no further business, the meeting was adjourned at 6:40 p.m.

Chairman Richard McNeese       Date