

**ITEM 3      CASE #10-14-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding a request for a Specific Use Permit on S. H. 10 Business Center Addition, Block A, Lot 2 for a Motor Vehicle Dealer in C-2 (Community Business District) zoning and consider a recommendation regarding an Ordinance. This property is located at 1361 W. Euless Boulevard.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Patriot Motor Company, represented by the company's owner Mr. Wade Delk, is requesting approval of a Specific Use Permit for an appointment based motor vehicle dealership to be located at 1361 W Euless Boulevard within a leased space. The subject property is currently zoned "C-2" Commercial District. The Unified Development Code requires a motor vehicle dealership located in C-2 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 (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the SUP. Mr. Delk is proposing to occupy approximately 2,100 sqft. of which 110 sqft would be used as an office and the remainder as storage for the vehicles. Patriot Motor Company would intend to sell the vehicles online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles would be stored outside of the leased space. No major mechanical work would be performed on the premises.

Stephen Cook stated the applicant, Wade Delk, was available for any questions.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

There were no questions among the Commission.

Commissioner Zahn made a motion to approve case #10-14-SUP with the following conditions: 1) Tied to the owner, Mr. Wade Delk; 2) Tied to the business name: Patriot Motor Company; 3) Permitted for the period of one year to be renewed through the Specific Use Permit process; 4) No outdoor advertising display other than a permitted sign indicating the name of the business; 5) No outdoor storage or display of vehicles; 6) No on-site major mechanical or auto body work to be performed on vehicles; and 7) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) cumulated gallons stored within this facility. Vice Chairman Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Tompkins

Nays: None  
Abstention: None

The motion carried (6-0-0)