



CITY COUNCIL COMMUNICATION

December 13, 2011

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 11-14-SUP, and Consider First and Final Reading of Ordinance No. 1935.

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 11-14-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on JP Halford Addition, Block D, Lot 7 for a Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning at, 116 W. Euless Boulevard and motion to approve Ordinance No. 1935 concurring with the Planning and Zoning Commission's 6-0-0 recommendation on November 15, 2011.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: The applicant is Mr. James Sosa, owner of Hwy 10 Tire Shop

Location / Zoning: 116 W Euless Blvd / Texas 10 Multi-Use District (TX-10).

Project Description: On November 2, 2010 the Planning and Zoning Commission recommended approval of a Specific Use Permit for a Tire Shop to be located at 116 W Euless Blvd. The City Council approved the SUP on November 9, 2010. Mr. Sosa has been operating his Tire Shop at the location for the past year. As a condition of the approved SUP, Mr. Sosa is required to renew the SUP after one year of operation. During the past year, the City of Euless Code Compliance officers have had to discuss violations of the SUP on at least three occasions. There were instances that included storage of materials and

repairs to vehicles outside of the building. Mr. Sosa has been made aware of these issues and has issued a letter stating that these issues have been resolved with the City.

Mr. Sosa is requesting to continue operation of his business from the rear portion of the existing structure. His business occupies approximately 4,000 square feet of the existing building and fenced yard area. The remaining portion of the building facing State Hwy 10 is not currently leased.

Mr. Sosa proposes to continue to conduct tire repair and sales and to store all tires within the facility. The business hours are between 8:00am to 6:00pm Monday through Saturday.

The Planning and Zoning Commission recommended approval of the Specific Use Permit by a vote of 6-0 at their meeting held on November 15, 2011 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner James Sosa,
2. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop
3. 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 within the tires.
4. All repair of tires shall be conducted within the building or within the fenced area behind the building.
5. Outdoor storage is prohibited in front of the building.
6. The term of this Specific Use Permit shall be granted for an additional period of one year in order to gauge the further appropriateness of the use at the specific location.

SUPPORTING DOCUMENTS:

- Ordinance No. 1935
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **HH** _____

City Secretary's Office