

ITEM 2 HOLD PUBLIC HEARING FOR A SPECIFIC USE PERMIT CASE NO. 12-06-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Services in Community Business District (C-2) zoning in the Century Plaza Addition, Lot 2, Block 1, 103 E. Harwood Road and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Moe Kiser, owner of 10 Minute Oil Change has purchased the former Kwik Kar Oil Change building at 103 E. Harwood Road. Mr. Kiser intends to refurbish the existing building and add it to his company's five existing storefronts in North Texas.

The applicant intends to operate an oil change and lube store. Improvements to the existing building would include a refurbished interior, a branding paint scheme to the exterior of the building, new signage and landscaping. The previous business had a front sign which was not in compliance with the Main Street Sign Standards. The applicant has indicated that a new monument sign will be installed which will be compliant to the standards.

The property site design is in compliance with the standards of the C-2 zoning district.

The Development Services Group (DSG) has reviewed and certified that the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the Specific Use Permit.

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

Chairman McNeese stated that he would like to encourage the applicant to consider the surrounding area and other buildings in that area when designing the appearance of the building. Chairman McNeese also thanked the applicant for his use of a monument sign.

Mr. Moe Kiser, 3407 W. Camp Wisdom Road, Dallas, TX 75237, stated that he was very honored to be in Euless and that he is willing to work with the City in any way to make sure the design is pleasing to the surrounding area. He stated that he agrees with keeping the natural brick and updating the parapet to a complimentary color that will include the business signage.

Commissioner Tompkins asked if the flow of traffic would still flow through the rear of the building?

Mr. Kiser stated that the flow would remain exactly the same.

Commissioner Portugal made a motion to recommend approval of case #12-06-SUP with the following conditions:

1. The Specific Use Permit is tied to the Business Owner, Moe Kisar; and,
2. The Specific Use Permit is tied to the Business Name; Ten Minute Oil Change; and,
3. All work on vehicles will be required to be made inside of the structure; and,
4. No outdoor storage of merchandise or display of vehicles will be permitted.

Commissioner Brown seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Commissioners Brown, Huffman, Tompkins, and Portugal.

Nays: None

Abstention: None

The motion carried (5-0-0)