



PLANNING AND ZONING COMMISSION COMMUNICATION

May 5, 2015

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 15-02-SUP, and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-02-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Puente Del Oeste Addition, Lot 1C1, 801 S. Industrial Boulevard, Suite C for Automotive Service in Texas Highway 10 Multi-use District (TX-10) zoning and consider recommendation for an Ordinance.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Randall Turner, representing property owner and Edward Denton, representing A&A Tire and Wheel Store.

Location / Zoning: 801 S. Industrial Boulevard zoned as Texas Highway 10 Multi-use District (TX-10).

Project Description: Mr. Denton is the business owner of A&A Tire and Wheel Store in Hurst. He has been operating his business for several years and is seeking to locate in Euless within a leased space of 3,211 square feet. The space previously housed a used appliance repair and sales store. The property is under new ownership. The building has been painted and the asphalt parking area in front of the building has been renovated. The property owner, in cooperation with the tenant will improve the property by introducing a landscaping element to the northwest corner of the property as well as new pavement in an

area along the frontage of the building which has had some maintenance issues. Signage on the building will be in compliance with the sign code. A multi-tenant monument sign is proposed to be constructed.

For the tire replacement business, the applicant has indicated all tires (both new and used) will be stored interior to the store and take-offs will be removed from the site on a regular basis. The business' service vehicles will park on the north side of the building on existing pavement to keep them out of the way of customer parking.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Edward Denton; and,
- b. The Specific Use Permit is tied to the Business Name: A&A Tire & Wheel Store; 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 exterior display of merchandise within view of the public right-of-way, are not permitted; and,
- e. The services allowed at this facility are as follows: Tire sales and service; tire balancing, wheel replacement. Auto services not listed here are thereby prohibited; and,
- f. The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- g. 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.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner