

**PLANNING AND ZONING
APRIL 21, 2015
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on April 7, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members Kenny Olmstead, Ron Dunckel, Steve Ellis, and David Brown.

During the Pre-Session Meeting:

- Development Update; Glade Parks, Glade Parks South
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –
PRECOUNCIL CONFERENCE ROOM**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:38 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner Kenny Olmstead
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Commissioner David Brown
Hal Cranor, Director of Public Works
Paul Smith, Division Chief/Fire Marshal
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner George Zahn

VISITORS:

Sabino Arizpe
Nedal Darsalem
Saviero Alfieri

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Ellis and the Pledge of Allegiance was given by Commissioner Brown.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of April 7, 2015.

Commissioner Brown made a motion to approve the minutes for called meeting of April 7, 2015. Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-05-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Auto Services proposed to be located on Eules Gardens, Block 3, Lot 1B at 316 N. Main Street and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Darsalem is seeking a Specific Use Permit for an Auto Services at 316 N. Main. The use of the building has been an auto-related use for many years including a service station, auto wrecking service, and auto repair. Mr. Darsalem owns another auto service center in Irving and is seeking to expand his business to a second location.

He will be leasing the building. Prior to occupying the building, the structure will be cleaned up, painted and new signage installed that is compliant with the sign ordinance. The existing fence will also be repaired.

The applicant will operate his business consistent with the typical auto service related conditions that the City of Euless places as part of the issuance of the Specific Use Permit. All activity will be internal to the building.

The owner of this property, Sal Alfieri, represents that the lease of the building for auto services is short term. Due to the expected impacts of the Airport Freeway (Segment 2E) widening project and specifically the condition that will result from the 18 month closure of the Main Street bridge over the highway, there is a reluctance to make a significant investment in a major remodel of the property for a retail or restaurant type use. Access to North Main Street will be impacted after the bridge is removed and before it is rebuilt. Staff is recommending that the SUP be valid for one year. After that time, the contractor for the highway widening project, Southgate Partners, will be able to provide a more definitive construction schedule. Mr. Alfieri's intent is that he will not lease the building out for auto services when the highway construction is completed.

Staff recommends approval with the following conditions:

- a. Tied to the business owner, Nedal Omar Darsalem; and,
- b. Tied to the business name, NK Entire Auto Lube, Inc dba Entire Auto Center; 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 view of the public right-of-way; and,
- e. 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 in the tires; and,
- f. The services allowed at this facility are as follows: Oil change; Air Filter Change; Coolant Flush; Transmission Flush; Tire Replacement; Light Mechanical including brakes, shocks, struts, spark plugs, Wheel Alignment; Air Conditioning Service. Auto Services not listed here are thereby prohibited; and,
- g. 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,
- h. 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 there are any proponents/opponents. Seeing none, the public hearing was close.

Commissioner Brown asked if there was enough parking for the location.

Stephen Cook, stated that there is enough parking for this business.

Commissioner Brown, asked for clarification from the business owner as it pertains to work outside of the shop and parking overnight customer vehicles.

Sabino Arizpe, 316 N. Main, Euless, TX, stated that there is ample parking in the fenced in area behind the shop and that no work will be performed exterior to the work area.

Commissioner Brown, asked about the future long term plans for the property owner.

Saviero Alfieri, 103 Pinion Drive, Euless, TX, stated that he would like to absorb additional property and enhance the restaurant scene on Euless Main. The economic conditions will allow for how much property he can acquire.

Commissioner Ellis asked the business owner about the plans as they pertain to the existing fence and property.

Mr. Arizpe, stated that they have plans to replace the fence, paint the exterior of the building, and that they are working with the building department on updates once the specific use permit is approved.

Vice Chairman Portugal asked if they were comfortable with the conditions set in the specific use permit.

Mr. Arizpe, stated that they understand and are fine with the conditions.

Mr. Olmstead asked what fence material would be used.

Mr. Arizpe stated that the fence will be replaced with a new wooden fence.

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

Commissioner Brown made a motion to approve case #15-05-SUP with the conditions as written. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:56 p.m.

Chairman McNeese

Date