



PLANNING AND ZONING COMMISSION COMMUNICATION

June 21, 2016

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 16-13-SUP, and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-13-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Used Merchandise on Park Crestmoor Addition, Block 2, Lot 24R2B, 700 W. Euless Boulevard in the Texas Highway 10 Multi-Use Zoning District (TX-10) and consider recommendation for an Ordinance.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: David Mowers, representing GRACE – Grapevine Relief & Community Exchange.

Location / Zoning: 700 W. Euless Boulevard in the Texas Highway 10 Multi-use Zoning District (TX-10).

Project Description: Mr. Mowers is the Director of Resale for GRACE. The used merchandise retail site is known as GRACEful Buys. The Planning and Zoning Commission considered a Specific Use Permit (SUP) for this use on July 21, 2015 and the SUP was approved by the City Council on August 11, 2015.

The organization intends to continue to lease 10,000 s.f. in the former auto parts store for a retail storefront and merchandise warehouse. The majority of the on-site donated items will be sent to their primary processing center in Grapevine prior to placement in the retail area. GRACE will accept some *on-site* donations for immediate sale. The conditions approved by the City Council are recommended to continue with the renewal of the SUP. There have not been any known violations of the conditions of the SUP during the past year.

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. Tied to the business owner, Grapevine Relief and Community Exchange; and,
- b. Tied to the business name, GRACEful Buys; and,
- c. All merchandise shall be displayed within the store and not exterior to the building; and,
- d. Drop-off of donated items shall be conducted to the rear of the store during business hours and all items immediately placed within the interior of the building; and,
- e. Any drop-off donated items left exterior to the store shall be removed in a timely manner; and,
- f. 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.
- g. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Property Notice Response
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner