

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
MAY 17, 2016
MINUTES**

ITEM 5. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 16-09-SUP AND APPROVED RECOMMENDATION OF AN ORDINANCE

Chairman McNeese opened the public hearing at 6:56 p.m.

Senior Planner Cook gave a brief description of the case. Mr. Aljabban is the business owner at 401 S. Industrial Boulevard. This Specific Use Permit (SUP) was originally approved on April 9, 2013, and renewed on December 9, 2014. Mr. Aljabban requests that the Specific Use Permit be renewed. There have been some minor requests by the City to ensure that merchandising and tire storage remain interior to the building. During the last month, there have also been some minor issues with the business owner placing vehicles out front for sale which is not allowed through the SUP. The applicant has complied with those requests.

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

- a. The Specific Use Permit is tied to the Business Owner: Saad Aljabban; and,
- b. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change; and,
- c. All repair of vehicles, including but not limited to, 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, including tires are not permitted; 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 interior to the building 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, Brake Repair and Replacement, Tire Repair and Replacement, Engine and Radiator Flush, Air Conditioning Service, Tune Ups, Engine Diagnostic Service, State Inspection, Light Mechanical Repair. 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 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 to hear from any proponents/opponents wishing to speak.

Seeing none Chairman McNeese closed the public hearing at 6:57 p.m.

Commissioner Dunckel inquired about the code compliance issues.

Mr. Cook stated that the code compliance issues included For Sale signs placed on vehicles on site.

Commissioner Ellis inquired as to who owned the he vehicles that were being sold on the site.

Mr. Collins explained the process that Code Compliance used to procure that information.

Commissioner Olmstead inquired as to the organizational reporting structure within the city for the Code Compliance department.

Mr. Collins stated that while under the Police department they all work together to monitor the conditions.

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

Commissioner Ellis made a motion to approve Case No. 16-09-SUP for a Specific Use Permit on Plaza on the Lake Addition, Block A, Lot 1, 401 S. Industrial Boulevard for an Automotive Repair Shop proposed to be located in Community Business District (C-2) zoning and approved recommendation for an Ordinance. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (5-0-0)