

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
JUNE 21, 2016
MINUTES**

ITEM 6. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 16-13-SUP AND CONSIDERED A RECOMMENDATION FOR AN ORDINANCE.

Chairman McNeese opened the public hearing at 6:50 p.m.

Chairman McNeese noted that he would preclude himself from voting on the case due to business relationship with the applicant.

Senior Planner Stephen Cook gave a brief description of the case. 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.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Shonda Schaefer, 3137 Fox Run Drive, Grapevine, Texas, representing GRACE stated that there were 5 instances within the past year where donations were left outside the facility but as soon as staff arrived the next morning they were quickly brought inside.

Bobby Baker, 700 W. Euless Boulevard, Euless, Texas spoke on behalf of GRACE and expressed his pleasure for the company's presence in Euless.

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

Commissioner Olmstead stated that he enjoyed his visit to GRACEful Buys and complimented the interior layout and lack of clutter and was very impressed.

Vice Chairman Portugal expressed her delight in hearing another good neighbor story.

Commissioner Dunckel congratulated GRACEful Buys on their success.

Commissioner Ellis stated his agreeance with all previous comments.

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

Commissioner Dunckel made a motion to approve Case No. 16-13-SUP 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. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Vice Chairman Portugal and Commission Members: Owens, Olmstead, Dunckel, Ellis and Brown.

Nays: None

Abstention: Chairman McNeese

Chairman McNeese declared the motion carried. (6-0-1)