

Specific Use Permit

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION			
BUSINESS OWNER (Legal Entity): <u>A & A Tire and Wheel</u>		<u>dba</u>	
Official Address to send all City correspondence: <u>708 W. Pipeline Road</u>		Suite _____	
City: <u>Hurst</u>	State: <u>TX</u>	Zip: <u>76053-4928</u>	
Applicant/Agent Name: <u>Edward Denton</u>		Suite: <u>76053-4928</u>	
Mailing Address: <u>708 W. Pipeline Road</u>		Zip: _____	
City: <u>Hurst</u>	State: <u>TX</u>	Zip: _____	
Telephone (214) <u>537-5578</u>	Fax () _____	Email: <u>RTurner@HarvardCo.com</u>	
PROPERTY OWNER (Please print): <u>TCP Euless Partners LLC</u>			
Signature: _____		Suite: <u>325</u>	
Mailing Address: <u>3500 Oak Lawn Avenue</u>		Zip: <u>75219</u>	
City: <u>Dallas</u>	State: <u>TX</u>	Zip: <u>75219</u>	
Telephone (214) <u>231-0100</u>	Fax () _____	Email: <u>RTurner@HarvardCo.com</u>	
PART 2. PURPOSE OF PROPOSAL			
In what ways have conditions changed substantially since the current zoning was set for this property? <u>This property was formerly a full service gas station and the tanks have been removed. Years ago the property was converted to a service center with one garage remaining on the property's west end for service type uses.</u>			
How would the proposed amendment promote the public welfare and encourage orderly city development? <u>Subject property is on the south side end of Euless in commercial zoned district close to Ft. Worth City Limit. This service center is across Industrial Blvd from a very active SUP auto service center generating good tax sales.</u>			
PART 3. PROPERTY DESCRIPTION			
Street Address of Property (if available): <u>801 S. Industrial Blvd.</u>			
LEGAL DESCRIPTION: Subdivision Name <u>Puente Del Oeste</u>		Block(s) _____	Lot(s) _____
Survey Name(s): <u>E. Rogers Survey</u>		Abstract No(s): <u>1299</u>	Tract(s): <u>1C1</u>
PART 4. PRESENT USE OF PROPERTY (CIRCLE ONE)			
VACANT LAND	VACANT BUILDING	SINGLE FAMILY DWELLING	COMMERCIAL
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: _____	
PART 5. ACKNOWLEDGMENTS			
I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.			
Applicant, Owner or Authorized Agent <u>Randall R. Turner</u>			Date <u>February 1, 2015</u>
OFFICE USE ONLY:			
Case Number: <u>15-02-SUP</u>	Zoning Fee: <u>3500</u>	Date Submitted: <u>2/9/15</u>	
Accepted By: <u>[Signature]</u>	Current Zoning: _____	Expiration Date: _____	
<u>THE 15-8000002</u>			
The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.			

Exhibit Layout

- Title Block near lower right corner
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- North indicator, Graphic scale, Sheet number
- Vicinity map to scale
- Zoning district
- Use indicated on the 1997 Comprehensive Land Development Plan
- Bearings and distances of perimeter of subject property
- Existing and proposed drainageway locations
- Significant natural features, such as large trees, tree clusters, steep slopes
- Existing topography, in two foot contours
- Internal circulation
- Location, height, and area of all proposed signs

Impact Mitigation

- Description of all processes and activities involved in the proposed use, including hours and days of operation
- Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials
- Location, height, and type of walls, fences, and other screening
- Proposed buffers (landscaping and screening)
- Location of any improvements required or provided to mitigate negative impacts

Location and dimensions of all existing and proposed:

- public and private roadway rights of way and face to face pavement width
- easements
- parking areas
- loading areas
- use and storage areas
- pedestrian walkways
- lighting facilities
- trash receptacles

Existing and proposed buildings and structures, including:

- footprints
- gross floor area
- height
- roof line
- location of entrances and exits
- storage areas
- areas where work is performed
- required setbacks, consistent with the zoning district

Information about land within 200 feet of subject property boundary:

- ownership
- legal description
- zoning
- land uses
- paving and ROW widths
- street medians, intersections, names
- driveways and sight visibility triangles

Elevations

- building elevations with exterior façade materials and percentages indicated
- elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

EXHIBIT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Exhibit in accordance with the City of Eules Unified Development Code.

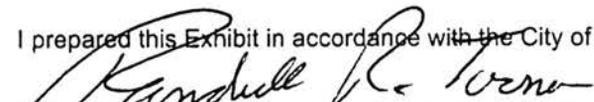


Exhibit Preparer's Signature

Randall R. Turner

Printed Name

February 1, 2015

Date

Agent for TCP Eules Partners

Printed Title