

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, June 14, 2016**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:32 p.m. on Tuesday, June 14, 2016, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Council Members Tim Stinneford, Jeremy Tompkins, Linda Eilenfeldt, and Harry Zimmer. Mayor Pro Tem Perry Bynum arrived at 4:33 p.m. Council Member Eddie Price arrived at 4:36 p.m.

During the Precouncil meeting:

- Council Member Harry Zimmer announced that he attended the Grapevine-Colleyville Education Foundation Annual Recognition Banquet held Tuesday, May 31, 2016, and expressed his admiration for the students who wrote an essay on their favorite teacher or school resource officer.
- Mayor Linda Martin recognized Director of Parks and Community Services Ray McDonald and Library Administrator Sherry Knight for two great events. The Bad Monkeys concert held Friday, June 10, 2016, at Texas Star was a wonderful event and the Circus Chickendog event held Saturday, June 11, 2016, at the Mary Lib Saleh Euless Public Library was hysterical.
- City Manager Loretta Getchell reviewed the regular agenda.
- City Manager Getchell introduced Jim Crites, Executive Vice President of Operations of Dallas/Fort Worth (DFW) International Airport. Mr. Crites introduced several staff members in attendance and presented an update on DFW Airport including the airport's economic impact, a NASA research station on airport property, and introduced the NextGen program implementation.

Discussion ensued regarding the airport and the city's public safety personnel working together during training sessions.

- Fire Marshal Paul Smith and Building Official Don Sheffield presented an update related to the Fire and Building Code ordinances adoption with amendments and advised that the final version should be available for City Council consideration at an upcoming meeting.
- Assistant City Manager Chris Barker presented an update on school zones near the Midtown project along State Highway 183.

Discussion ensued regarding alternate routes around Euless Junior High.

- City Manager Getchell provided an update on Chapter 84 of the Code of Ordinances specifically regarding Specific Use Permits and nonconforming status.
- Finance Director Janina Jewell presented the Financial update for the period ending April 30, 2016. She advised that sales tax was up 6.6 percent over the same time period last year and up 13.9 percent year to date. Car rental sales tax was up 11 percent over the same time period last year and up two percent total year to date.
- Assistant City Manager Barker provided an update on the recent highway closure that began Friday evening, June 10, 2016, related to the Main Street Bridge and pedestrian bridge demolition and advised that it went well. He also advised that the full closure of east and westbound frontage roads east of Ector Drive along State Highway 183 is scheduled for 9:00 p.m., Friday, June 24, 2016, and is expected to reopen by 6:00 a.m., Sunday, June 26, 2016, to remove the remaining pedestrian bridge posts.

Additionally, he provided information on a Kimley Horn traffic signal analysis of West Pipeline Road at Wade Drive and Harwood Road at Bear Creek Parkway.

The City Council recessed the Precouncil meeting at 6:41 p.m.

## **COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The Euless City Council continued their meeting in the Council Chambers at 7:00 p.m. for consideration of scheduled items.

### **STAFF MEMBERS PRESENT**

City Manager Loretta Getchell  
Deputy City Manager Bob Freeman  
Assistant City Manager Chris Barker  
Assistant City Attorney Andrea Russell  
Deputy City Secretary Lindsay Wells  
Police Chief Mike Brown  
Director of Planning and Economic Development Mike Collins  
Director of Public Works and Engineering Hal Cranor  
Director of Parks and Community Services Ray McDonald  
Finance Director Janina Jewell  
Assistant to the City Manager Betsy Deck  
Information Services Administrator Scott Joyce  
Fleet and Facility Administrator Kyle McAdams  
Texas Star General Manager Glenda Hartsell-Shelton

**VISITORS**

Jimmy Hartman  
Erich Horder  
Mark Lee

Teresa Mitchell-Holder  
Irma Reyes  
Jason Reyes

Ron Tipton  
Lori Tompkins  
Mavy Wright

**INVOCATION**

Mayor Linda Martin gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Perry Bynum led the pledge of allegiance.

**ITEM NO. 1. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION**

Assistant City Attorney Andrea Russell administered the Oath of Office to Eddie Price, elected Council Member, Place 3. Mayor Linda Martin presented Council Member Price with a Certificate of Election.

**ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS**

Director of Parks and Community Services Ray McDonald introduced Graphic Artist Jeff Towne. Jeff was accompanied by his wife, Amy, his sons, Nathan and Lucas, and members of the Parks and Community Services Department. Mayor Martin presented Jeff with a service pin commemorating his 15 years of service with the City.

Police Chief Mike Brown introduced Corporal Brian Brennan. Brian was accompanied by members of the Police Department. Mayor Martin presented Brian with a service pin commemorating his 20 years of service with the City.

**ITEM NO. 3. PRESENTATION BY EULESS SMALL BUSINESS ASSOCIATION**

Joe Mapes and Chad Taylor, on behalf of the Euleless Small Business Association (ESBA), presented a contribution to the Euleless Police Benevolent Association in the amount of \$554 in honor and memory of Officer David S. Hofer. Mr. Mapes stated that the contribution is representative of Officer Hofer's badge number and his willingness to offer assistance above and beyond the call of duty. He advised that the intent of the donation is to provide a resource to police officers during their daily patrols as a means to assist individuals or family as the need may arise.

Police Chief Brown accepted the contribution and expressed his appreciation to the ESBA for the donation.

**CONSENT AGENDA (items 4 through 6)**

Mayor Martin asked Assistant City Manager Chris Barker to read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 4 through 6.

Mayor Pro Tem Bynum seconded the motion.

Ayes: Mayor Martin, Mayor Pro Tem Bynum, Council Members Stinneford, Tompkins, Price, Eilenfeldt, and Zimmer

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 4. AWARDED EXTENSION OF CONTRACT THROUGH A JOINT PURCHASE AGREEMENT WITH THE CITY OF HURST**

Approved an extension of a contract with Ed's Electric Lighting Service, Inc., 7160 Baker Boulevard, Richland Hills, through a joint purchase agreement with the City of Hurst for routine electrical and emergency repairs. The contract was originally approved for a one year term with the option for four additional one year extensions. This will be the second of the four allowed extensions. All work will be done on an as-needed basis. The annual estimated expenditure is \$120,000.

**ITEM NO. 5. ACCEPTED THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE SEMI-ANNUAL REPORT**

Accepted the Capital Improvements Advisory Committee Semi-Annual Report of the Impact Fee Analysis from October 1, 2015, through March 31, 2016.

**ITEM NO. 6. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of May 24, 2016.

**REGULAR AGENDA**

**ITEM NO. 7. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2116**

Mayor Martin opened the public hearing at 7:22 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised that the applicant, Saad Aljabban, representing Joudi Group Inc., was originally granted a Specific Use Permit (SUP) on April 9, 2013, at 401 South Industrial Boulevard. There have been a few occasions in which the property was not in compliance with the SUP regarding outdoor storage and merchandising. The applicant has remedied these violations. The Planning and Zoning Commission considered this Specific Use Permit at their regular meeting of May 17, 2016, and voted to recommend approval with a vote of 5-0-0 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner: Saad Aljabban;
2. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change;
3. 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;
4. Outdoor storage of vehicles or exterior display of merchandise, including tires are not permitted;
5. 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;
6. 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;
7. 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
8. 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.

Since the Planning and Zoning Commission met to consider its recommendation, staff and the city attorney have had further discussions related to how the term "outdoor storage of vehicles" is used within the conditions established for the operation of automotive services businesses. It was determined that the term should be more clearly defined. Therefore, staff is recommending that the City Council consider approval of the Planning and Zoning Commission recommendation, with the following amendments that are contained in the portions of the conditions found in 4, 5, 8, and 10:

1. The Specific Use Permit is tied to the Business Owner: Saad Aljabban;
2. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change;
3. All repairs 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;
4. Outdoor storage of inoperable or dilapidated vehicles or exterior display of merchandise is not permitted within view of the public right-of-way;
5. All vehicles within view of the public right-of-way must be parked in a parking space fully compliant with Chapter 84, Section 84-201 of the City of Euless Code of Ordinances;

6. 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;
7. 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;
8. 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. At the end of this one year period the City Council shall determine whether to renew or extend the Specific Use Permit;
9. 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; and
10. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

Mayor Martin asked to hear from any proponents followed by opponents of the case. There being none, Mayor Martin closed the public hearing at 7:24 p.m.

Council Member Tompkins advised that he views this property on a daily basis and requested that staff continue to oversee the landscaping of the property as it relates to City requirements.

Mayor Pro Tem Bynum inquired about the additional conditions recommended by staff and if the property owner had been made aware of the additional requirements.

Mr. Collins confirmed that staff had met with the property owner and explained the new recommended conditions.

Mayor Pro Tem Bynum motioned to approve the first and final reading of Ordinance No. 2116, a Specific Use Permit for an Automotive Repair Shop on Plaza on the Lake Addition, Block A, Lot 1, 401 South Industrial Boulevard in the Community Business District (C-2) with amendments to the conditions as recommended by staff.

Council Member Price seconded the motion.

Ayes: Mayor Pro Tem Bynum, Council Members Stinneford, Tompkins, Price, Eilenfeldt, and Zimmer

Nays: Mayor Martin

Mayor Martin declared the motion carried.

**ITEM NO. 8. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2117**

Mayor Martin opened the public hearing at 7:27 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised that the applicant, James Hartman, Jr., representing JR's Euleless Transmission, was originally granted a Specific Use Permit (SUP) in 2013 to allow an auto repair shop at 230 Vine Street. In 2014, Mr. Hartman Jr. became the owner, with a new SUP approved in September of 2014 that enabled him to operate the business in the same manner and under the same conditions that were included in the previously approved SUP. There have been multiple occurrences in which Mr. Hartman has been in violation of storing vehicles outdoors. In addition, vehicles posted with "For Sale" signs have also been placed outdoors. Efforts by staff to enforce the condition of no outdoor storage of these vehicles have resulted in Mr. Hartman coming into compliance for a short period of time. The Planning and Zoning Commission considered this Specific Use Permit at their regular meeting of May 17, 2016, and voted to recommend approval with a vote of 5-0-0 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner: James Hartman, Jr.;
2. The Specific Use Permit is tied to the Business Name: JR's Euleless Transmission;
3. All repairs 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;
4. Outdoor storage of vehicles or exterior display of merchandise is not permitted within view of the public right-of-way;
5. The double parking of vehicles in the front parking area shall be prohibited;
6. The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and Computerized Diagnostics. Auto services not listed here are thereby prohibited;
7. The term of this Specific Use Permit shall be granted for a period of six months in order to gauge the further appropriateness of the use at the specific location; and
8. 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.

Since the Planning and Zoning Commission met to consider its recommendation, staff and the city attorney have had further discussions related to how the term "outdoor storage of vehicles" is used within the conditions established for the operation of automotive services businesses. It was determined that the term should be more clearly defined. Therefore, staff is recommending that the City Council consider approval of the Planning and Zoning Commission recommendation, with the following amendments that are contained in the portions of the conditions found in 4, 5, 7, and 9:

1. The Specific Use Permit is tied to the Business Owner: James Hartman, Jr.;
2. The Specific Use Permit is tied to the Business Name: JR's Eules Transmission;
3. All repairs 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;
4. Outdoor storage of inoperable or dilapidated vehicles or exterior display of merchandise is not permitted within view of the public right-of-way;
5. All vehicles within view of the public right-of-way must be parked in a parking space fully compliant with Chapter 84, Section 84-201 of the City of Eules Code of Ordinances;
6. The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and Computerized Diagnostics. Auto services not listed here are thereby prohibited;
7. The term of this Specific Use Permit shall be granted for a period of six months in order to gauge the further appropriateness of the use at the specific location. At the end of this six month period the City Council shall determine whether to renew or extend the Specific Use Permit;
8. 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; and
9. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

Mayor Martin asked to hear from any proponents followed by opponents of the case. There being none, Mayor Martin closed the public hearing at 8:07 p.m.

Council Member Eilenfeldt inquired about the lack of handicapped parking spaces and how soon the owner will be able to comply with that requirement.

Mr. Collins advised that Mr. Hartman, Jr. has confirmed to him that the required handicapped parking spaces will be available as early as Monday, June 20, 2016. The Engineering Department provided him with the specifications required for that type of parking space that he will provide to the contractor for completion.

Council Member Stinneford advised Mr. Hartman, Jr. that, in his opinion, the requirements and conditions placed on his business are reasonable and if they cannot be met, he would vote in the future to revoke his Specific Use Permit.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2117, a Specific Use Permit for an Automotive Repair Shop on Oakwood Terrace

Addition, Block 1, Lot A43R, 230 Vine Street in the Texas Highway 10 Multi-Use District (TX-10) with amendments to the conditions as recommended by staff.

Council Member Price seconded the motion.

Ayes: Mayor Martin, Mayor Pro Tem Bynum, Council Members Stinneford, Tompkins, Price, Eilenfeldt, and Zimmer

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 9. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 10. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

Mayor Martin announced that the next City Council meeting will be held Tuesday, June 28, 2016.

**ITEM NO. 11. ADJOURN**

Mayor Martin adjourned the meeting at 7:33 p.m.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Linda Martin, Mayor

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Kim Sutter, TRMC, City Secretary