

**PLANNING AND ZONING
FEBRUARY 19, 2013
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:32 p.m. for consideration of scheduled items in the Council Chambers in City Hall of the Municipal Complex. Chairman Richard McNeese stated there was a quorum of members of the Planning and Zoning Commission present.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman Troy Mennis
Commissioner Monty Huffman
Commissioner LuAnn Portugal
Commissioner Jeremy Tompkins
Commissioner George Zahn
Mike Collins, Director of Planning and Economic Development
Ron Young, Director of Public Works
Paul Smith, Division Chief/Fire Marshal
Stephen Cook, Senior Planner
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner David Brown

VISITORS:

Linda Eilenfeldt
April Parker
James Hartman
James Hartman, Jr.
Esther Johnson
Tim Stewart
Richard Hovas

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Tompkins and the Pledge of Allegiance was given by Commissioner Portugal.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of January 15, 2013.

Vice Chairman Mennis made a motion to approve the minutes for called meeting of January 15, 2013. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chariman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, and Tompkins.

Nays: None

Abstention: Commissioner Zahn

The motion carried: (5-0-1)

ITEM 2 CASE NO. 13-01-PP – CONSIDER A REQUEST FOR A PRELIMINARY PLAT

Consider a request for a Preliminary Plat changing 2.257 acres of the J.E. Field Survey, A-540 tracts 1A6, 1A6A, 1A6A1, and 1A7A, 505 W Glade Road to Starlight Court Addition.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Don Dykstra, President, Bloomfield Homes, intends to subdivide the 2.257 acres into twelve single family detached dwelling unit lots.

This property was rezoned from R-1L to PD in December 2012. The minimum lot size of 6,000 sq. ft. with an average lot size of 7,168 sq.ft over the twelve proposed lots is consistent with the approved zoning district.

Sidewalks, landscaping and a masonry wall will be maintained along W. Glade Road.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the Planned Development Zoning. Staff recommends approval.

There were no comments or questions presented by the Commission.

Commissioner Zahn made a motion to recommend approval of Case #13-01-PP. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chariman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-13-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit for Automotive Repair in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition Block 1, Lot A43R, 230 Vine Street and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Jim Hartman is applying for a Specific Use Permit to allow Auto Repair store at 230 Vine Street. The front portion of this building is used for retail purposes. Mr. Hartman would operate the business from the rear portion of the building and utilize a portion of the front of the building as office and storage. Mr. Hartman has operated the auto repair facility at 407 W. Eules Boulevard for several years. He intends to move his operation from that building to the new location. Mr. Hartman would propose to provide a specific list of automotive repair services which have been listed as a potential condition to the Specific Use Permit. These activities are included in the Auto Repair and Tire Repair definitions.

The business owner will be required to perform all work internal to the structure. The building contains several bays with overhead doors. In addition, no vehicles will be stored exterior to the building overnight and exterior display of merchandise would not be allowed.

Auto Repair uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Jim Hartman; and,
- b. The Specific Use Permit is tied to the Business Name: JR's Eules Transmission; 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 is not permitted within view of the public right-of-way; and,
- e. 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; and,
- f. 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,
- g. 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 for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Portugal asked Mr. James Hartman if after 19 years in the same location is he concerned about losing customers with this change in location.

Mr. Jim Hartman, 407 Eules Boulevard, Eules, Texas, stated that he was not concerned about losing business since he has an established clientele.

Commissioner Portugal asked Mr. Hartman how many employees he has on staff.

Mr. Hartman stated that he has 4 employees.

Commissioner Portugal asked Mr. Hartman what his hours of operation will be.

Mr. Hartman stated that his hours will be Monday through Friday from 8:00am until 6:00pm.

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

Commissioner Huffman made a motion to recommend approval of Case #12-13-SUP with the listed SUP Conditions as presented by Staff. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chariman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:47 p.m.

Chairman McNeese

Date