

**PLANNING AND ZONING  
APRIL 2, 2013  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:30 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  
Commissioner Monty Huffman  
Commissioner LuAnn Portugal  
Commissioner Jeremy Tompkins  
Commissioner David Brown  
Ron Young, Director of Public Works  
Paul Smith, Division Chief/Fire Marshal  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Commissioner George Zahn  
Vice Chairman Troy Mennis

**VISITORS:**

None

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Commissioner Brown and the Pledge of Allegiance was given by Commissioner Huffman.

**ITEM 1      CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of March 19, 2013

Commissioner Portugal made a motion to approve the minutes for called meeting of March 19, 2013. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)

**ITEM 2      CASE 12-08-FP – CONSIDER APPROVAL OF FINAL PLAT**

Approve a request for a Final Plat changing 1.073 acres from the J.P. Halford Survey, Abstract No. 711 to the Rose Addition, Block A, Lot 1. The property is located at 700 N. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The Planning and Zoning Commission approved a preliminary plat of this property on November 20, 2012. This plat establishes the lot being developed as a Dairy Queen restaurant. Allowances for mutual access and emergency access across the front of the property have been established.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Euless.

Staff recommends approval of the Final Plat.

Commissioner Tompkins wanted to determine if staff had heard from the neighbors behind the site.

Stephen Cook stated that staff had introduced the developer to the neighbors who made contact. He was happy to report that the developer went above and beyond by building a masonry fence to accommodate the requests of the neighbors.

Commissioner Portugal asked if the City ever has complaints about the odors that come with a restaurant. Mr. Cook stated that there are provisions in the City Ordinances about nuisances and offensive odors, but that it is not something that has been presented to the current staff in regard to restaurants in the City at this time.

Commissioner Huffman made a motion to approve Case #12-08-FP. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 6:37 p.m.

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Chairman McNeese

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Date