

**PLANNING AND ZONING
MARCH 3, 2015
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on March 3, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members George Zahn, Kenny Olmstead, Steve Ellis, and David Brown.

During the Pre-Session Meeting:

- Development Update; Ferguson's Plumbing Supply, Glade Parks, Glade Parks South
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –
PRECOUNCIL CONFERENCE ROOM**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:32 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner George Zahn
Commissioner Kenny Olmstead
Commissioner Steve Ellis
Commissioner David Brown
Chris Barker, Assistant City Manager
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Stephen Cook, Senior Planner
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

VISITORS:

Harry Zimmer
Bill Byers
Jimmy Sosa
Leslie Garza
Mike Tonti
David Sukenik

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES

Regular Meeting of February 17, 2015.

Vice Chairman Portugal made a motion to approve the minutes for called meeting of February 17, 2015. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 2 CASE NO. 15-03-SP - CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Urban Loft development proposed to be located on 15.25 acres out of the Jesse Doss Survey, Abstract 441 located northeast of Heritage Ave at Cheek-Sparger Road.

Stephen Cook, Senior Planner, gave a brief description of the case. Tonti Properties is an urban loft developer and management company seeking to develop 478 dwelling units as part of the Glade Parks South development. The development will feature a primary four-story building with structured parking and eight apartment home buildings which surround the primary structure on three sides.

The Glade Parks South Planned Development was recommended approval by the Planning and Zoning Commission and approved by the City Council on January 27, 2015.

The Planned Development contemplated the development of urban lofts within the proposed location. Standards allow for up to 65 units per gross acre. The proposed development includes approximately 15.25 acres to construct the urban loft development. Gross density would be about 30.8 units to the acre.

Parking for the development will be handled in multiple ways. Primary parking will be located within the parking structure which will be wrapped by the four-story urban loft building itself. Appropriate design and ventilation will keep the garage safe and reduce vehicle fumes. There will be surface parking within the development. The three (3) story apartment home buildings will contain garages for a portion of the premium units and feature tandem parking. Two points of primary access to the development will be established from Heritage Ave., which will provide site circulation. Heritage Avenue is

located in the City of Colleyville. The City of Colleyville City Council will be asked to formally approve the two (2) drive approaches.

Building architecture will match the design palette approved through the Planned Development District. The primary building will have a majority brick exterior with cast stone accents. Windows will be offset from the primary wall surface. There will be access points from the building to the surrounding sidewalks and connection to other areas of the site and a sidewalk developed to connect to the rest of the Glade Parks South development and the larger Glade Parks Development. The roofline of the building will be architecturally different from the rest of building.

Access to units within the primary building will be secured at each of the entrances and through the main entrance on the southern end of the building. Access to the parking garage will be controlled as well.

Architecture of the apartment buildings will be of more of a Georgian character with dormers and windows featuring appropriately proportioned aesthetic shutters. Common stairwells will be hidden within the building enclosure so as to not be a prominent feature of the building. The ground floor units will have direct access to sidewalks connecting to the remainder of the site.

Because of the significant grade difference, the buildings facing Heritage Avenue will actually be 2/3 splits. Visually, the units facing Heritage Avenue will appear as two-story buildings as the ground floor in these buildings will be only the garage facades as the buildings are constructed into the grade of the property.

Landscaping will be provided throughout the community. Street trees will be planted along the sidewalk system linking the project and throughout the internal circulation of the development. Ground plantings will be predominantly native species or drought tolerant species which will thrive on less water.

While the development will remove several trees from the site – the majority of area the development will inhabit has been previously developed as a rural homesite and as a private ballpark.

The Development Services Group have reviewed the site plan and have found that it is in substantial accordance with the Planned Development ordinance and City of Euless standards. If approved, the developer intends to submit utility construction drawings and building plans subsequently for review.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #15-03-SP. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 3 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT ZONING CHANGE CASE NO. 15-02-PD, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Planned Development Zoning Change on approximately 19 acres within the John A Groves Survey Abstract 599, Tracts 3K01A, 3K3, and 3G02 and Ferguson Addition Block 1, Lot 1, 2683 W. Eules Blvd from Texas Highway 10 Multi-Use District (TX-10) and Light Industrial (I-1) to Planned Development (PD) district for the use of warehousing, retail, and wholesale and outdoor storage and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Ferguson Enterprises currently operates a retail/wholesale and warehousing business at 2683 W. Eules Blvd. Ferguson is the nation's leading supplier of waterworks, sewer, geosynthetic and storm water management needs. The Eules facility warehouses a huge product inventory of pipe, valves, fittings, restraints, service brass, meters, geotextiles, hydrants, municipal castings and much more. The company also sells through multiple retail outlets and showrooms, the latest selection of bath, kitchen, appliance & lighting products. The expansion of their campus will enable more of these items to be warehoused in Eules.

The site includes two existing buildings. A site plan and zoning was approved in 2012 that enabled an open storage area to be expanded. Ferguson Enterprises is seeking to increase its investment in the Eules location through additional interior warehousing space. An initial building would house approximately 30,000 square feet of space. A further expansion of their campus will include the construction of an approximate 50,000 square feet building.

Fergusons has acquired additional property to accommodate these additional buildings and is seeking a Planned Development zoning district to facilitate the future development. In addition to the zoning district, the business is seeking to modify design standards for exterior materials of the future warehouse structures. The proposed zoning would allow the buildings to be constructed with masonry facades facing the primary street side of the development with metal materials on other façade sides.

Additionally in order to enhance the masonry sides, at least two additional architectural elements shall be placed into the design: enhanced course projections coining, coping, colonnades, cornice, pilaster, or other approved masonry enhancements as approved by the Building Official.

Next Steps: A site plan for each of the buildings proposed will be required to be presented to the Planning and Zoning Commission and City Council for approval. Building and engineering construction plans will be reviewed and approved by City Staff.

Chairman McNeese asked for any opponents/proponents. Seeing none, the public hearing was closed.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #15-02-PD. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 4 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-03-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE
Receive public input regarding the request for a Specific Use Permit on Vine Subdivision, Block A, Lot 1, 421 W. Airport Freeway for Hotel in the Community Business District (C-2) zoning district and consider a recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Rebranding of the independent brand Plaza Suites hotel to an international brand Best Western will effectively change the business name of the hotel. Therefore, a new Specific Use Permit must be issued tied to the new business name. Specifically, the hotel will be rebranded as a Best Western Plus which will allow the hotel to tie into reservation systems and provide better visibility for the hotel. Best Western Plus hotels meet the high-standard requirements of the American Automobile Association (AAA) 3-Diamond Rating.

The hotel has met all standards of the original SUP and continues to operate according to City of Euless regulations.

Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner Mr. Manpreet Singh; and,
- b. The Specific Use Permit is tied to the Business Name: CS Euless Hospitality LLC, dba as Best Western Plus; and,
- c. 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 opponents/proponents. Seeing none, the public hearing was closed.

There were no questions or comments presented by the Commission.

Commissioner Olmstead requested information from the applicant about the name change.

Leslie Garza, 421 W Airport Freeway, stated that they needed to add the name brand in order to increase room nights and room night revenue.

Commissioner Zahn made a motion to approve case #15-03-SUP. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 5 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-14-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE
Receive public input regarding the request for a Specific Use Permit on J P Halford Addition, Block D, Lot 7, 116 W. Euless Boulevard for a Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Sosa has been operating his Tire Shop at this location for the past four years. During the past year, there were a few occasions that the City of Euless Code Compliance officers have had

to discuss violations of the SUP. There were instances that included storage of materials and repairs to vehicles outside of the building. Mr. Sosa has resolved these issues with the City. Mr. Sosa is requesting to continue operation of his business from the rear portion of the existing structure. His business occupies approximately 4,000 square feet of the existing building and fenced yard area. He has increased the amount of interior space dedicated to the storage of tires. Mr. Sosa proposes to continue to conduct tire repair and sales between 8:00am and 6:00pm Monday through Saturday. There is potential that the widening of SH 183 may have an effect of the future viability of the access to the business. Therefore, staff recommends an extension of the SUP for six months.

The Development Services Group has reviewed the application and has determined that it meets the requirements for a Specific Use Permit.

Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner James Sosa; and,
- b. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop; and,
- c. 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 under cover so as to not allow the collection of rainwater within the tires; and,
- d. All repair of tires shall be conducted within the building or within the fenced area behind the building; and,
- e. Outdoor storage is prohibited in front of the building; and,
- f. The auto repair services provided by this establishment are tire repair and wheel-related repairs. Any other auto repair services are in violation of this Specific Use Permit.; and,
- g. The term of this Specific Use Permit shall be granted for an additional period of six months in order to gauge the further appropriateness of the use at the specific location; and,
- h. 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 opponents/proponents. Seeing none, the public hearing was closed.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-14-SUP. Motion seconded by Vice Chairman Portugal. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 6 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-17-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit on Andrew Huitt Survey Abstract 684, Tract 1102B, 414 W. Eules Blvd for a Place of Worship in Texas Highway 10 Multi-Use District (TX-10) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Texas Highway 10 zoning district requires a Specific Use Permit for all places of worship. The congregation New Lives For Old has leased space at 414 W. Eules Boulevard. The building meets all code requirements to be used for an assembly use. Vehicle access to the site is provided from W. Eules Blvd., as well as from Vine Street on the west. The northern portion of this property is the location of the property owner's primary business, Republic Tire, which has a pylon sign on the frontage of W. Eules Blvd. There are at least 20 parking spaces available to the church. When services are held on Sundays, Republic Tire is closed.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Marvin "Bunky" Mitchell; and,
2. Tied to the church name: New Lives for Old; and,
3. 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,
4. 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 opponents/proponents. Seeing none, the public hearing was closed.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-17-SUP. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 7 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-01-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE
Receive public input regarding the request for a Specific Use Permit in Airport Business Park, Block 1, Lot 2R, 1118 S. Airport Circle, Suite 150 for Internet Auto Sales in Heavy Industrial District (I-2) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Unified Development Code requires a motor vehicle dealership located in the I-2 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through a Specific Use Permit. Mr. Nauck is requesting renewal of a Specific Use Permit for internet auto sales of vehicles to occupy approximately 1,650 square feet of leased space for an office and interior storage of vehicles for sale. All sales of vehicles will be made online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles will be stored exterior to the leased space. The applicant has stated that no more than five vehicles will be stored at any one time. No major mechanical work will be performed on the vehicles. The owner / operator offers that the business would be run 9:00am to 5:00pm Monday through Friday. In addition to the internet auto sales, Mr. Nauck will be importing and distributing spices and vitamins from this location. This use is allowed by right within the I-1 zoning district.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the business owner, Mr. Jonathan Nauck; and,
2. Tied to the business name: JAMMC Partners, LTD, dba JAM Motorcars; and,
3. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
4. No outdoor storage or display of vehicles; and,
5. No on-site major mechanical or auto body work to be performed on vehicles; and,
6. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility; and,
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.

Chairman McNeese asked for any opponents/proponents. Seeing none, the public hearing was closed.

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case #15-01-SUP. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Portugal, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:56 p.m.

Chairman McNeese

Date