A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on March 5, 2019 in the Council Chambers of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Curtis Brown, Ronald Dunckel, Steve Ellis, Eric Owens, and Warren Wilson.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

STAFF PRESENT:
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Hal Cranor, Director of Public Works and Engineering
Jeanne Flores, Administrative Secretary
Charles Anderson, Fire Inspector III

VISITORS:
Perry Bynum

INVOCATION

Vice Chairman Portugal gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Dunckel led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Commissioner Dunckel made a motion to approve the minutes for the regular meeting of March 5, 2019.
Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, Owens, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 19-02-SUP AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 6:33 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Under the Planned Development zoning district created for this property, a membership recreation and sports club requires a Specific Use Permit. The site was originally developed as a grocery store and subsequently a retail dollar store and fitness center. The applicant proposes to utilized the larger interior space at 21,338 square feet for a membership recreation and sports club branded as Planet Fitness that will be staffed during operating hours.

Access to the site will remain predominately from N. Main Street. A secondary access may be made from Harwood Road. There are one hundred seventy three (173) parking spaces available on the site. The site will accommodate the anticipated traffic generation of the use.

Landscaping will be improved with the addition of more trees and shrubs along the primary streetyard along N. Main Street as well as the introduction of two additional landscape islands within the parking area of the site. These areas will also introduce additional trees, shrubs and ground cover.

The architecture of the building is intended to remain the same as previous occupants of the site. Color branding will be made for the primary wall sign surface.

Staff recommends the Specific Use Permit, with the following conditions:

a. The Specific Use Permit is tied to the Property Owner: Excel Fitness DFW XIX; and,

b. The Specific Use Permit is tied to the Business Name: Planet Fitness, 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 to hear form any proponents/opponents who wish to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:36 p.m.

Commissioner Owens asked if the applicant will be adding any landscaping to the north side of the property.

Mr. Cook stated that the applicant does not have any intentions to add any landscaping to the north side of the building.

Vice Chairman Portugal stated that she was thrilled at how the city worked with the development company to improve the vacant building and create a useable space.

Commissioner Wilson also agreed with Vice Chairman Portugal.

Chairman McNeese read a response of approval from Mr. Larry D. Smith of 1101 N. Main Street.

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

Vice Chairman Portugal made a motion to approve Case No. 19-02-SUP for a Specific Use Permit on Century Plaza Addition, Block 1, Lot 3, 1200 N. Main Street for a Membership Recreation and Sports Club in the Planned Development (PD) zoning district and consider recommendation for an Ordinance.

Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, Owens, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

**ITEM 3. RECOMMENDED APPROVAL OF CONVEYANCE PLAT CASE NO. 19-03-FP**

Chairman McNeese informed the board that Case No. 19-03-FP has been withdrawn by the applicant and will be presented to the Planning & Zoning Commission at a future date.
ITEM 4. RECOMMENDED APPROVAL OF CONVEYANCE PLAT CASE NO. 19-04-FP

Senior Planner Stephen Cook gave a brief description of the case. The conveyance plat is utilized to record a subdivision for the sale of a subdivided property. This parcel will be developed as a restaurant. A final plat indicating the final easements for the development will be required in the future once public infrastructure has been completed. The conveyance plat conforms to the standards of the zoning district.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to recommend approval of Case No. 19-04-FP for a Conveyance Plat to be located on 1.568 acres out of the J. Doss Survey, Abstract No. 441, Portion of Tract 6A6 to be platted as Glade Parks Addition, Block D, Lot 3, 2221 State Highway 121.

Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, Owens and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

ITEM 6. ADJOURN

There being no further business, the meeting was adjourned at 6:50 p.m.

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Chairman Richard McNeese       Date