



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 2, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #13– SU180702/S180702 - Specific Use Permit/Site Plan - Premier Adjusters, 1501 W. Shady Grove (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Specific Use Permit for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road. The property is addressed as 1501 W. Shady Grove. The agent is Danny Barsch, the applicant is Brad Webb, and the owner is D.J. Babaria, GD Holdings Inc.

Mr. Helm stated Premier Adjusters, Inc. is a Texas based company, founded in 1984. The nature of the business is solely collateral recovery for lien holders when a customer's contract has been defaulted on. They are primarily employed by banks, finance companies, and credit unions all over the United States. Premier Adjusters offices are not available to the public. Their clients are regulated by the Consumer Financial Protection Bureau. The facility is expected to will employee approximately 8 people initially. 6 employees will be working in the adjacent office, while the other 2 will be operating trucks as field agents. The hours of operations will be Monday through Friday between 8:30 AM and 5:30 PM. Primary access to the subject property will be W. Shady Grove Rd and will be an employee-only site.

Mr. Helm stated Planning Staff recommends approval of this Specific Use Permit for the short-term parking of repossessed vehicles subject to the following conditions:

- No auto repair on-site.
- No paint and body work on-site.
- No salvage of vehicles on-site.
- No inoperable vehicles may be parked or stored on-site.
- No display banners, balloons, streamers, or other methods of attracting the motoring public to the business shall not be allowed.
- Shall comply with approved Site & Operational Plan.

Chairperson Motley noted there were no other questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Paul Wieneskie with Premier Adjusters, Inc., 1300 Summit Avenue, Ste 1300, Fort Worth, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Lopez asked if they would have vehicles coming onto the site after 10 p.m. Mr. Wieneskie stated there could be one or two vehicles at times, but there operation is very quiet and would not disturb any surrounding neighbors.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180702/S180702 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried**