

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016**

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items P160702, P160703, P150704, P160705, RP160701, RP160702, and RP160703.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 2, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160501 - Preliminary Plat - South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2 (City Council District 4). Consider a request to approve a preliminary plat to create a four-lot-mixed use subdivision. The 64.31-acre property, zoned Planned Development-352 (PD-352) District, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund LP.

Item #4-RP160601 - Replat - Lake Crest Addition Unit No. 2, Lots 4R-3A and 4R-3B, Block 8 (City Council District 3). Consider a request to approve a replat creating two lots on .773 acres. The subject property is zoned Single Family-Four and located at 1613 Avenue D. The agent is Jason Rawlings, Miller Surveying and the owner is Saul Zuniga.

Item #5-SU150201A/S150201A - Specific Use Permit/Site Plan Renewal - 2233 E Main Street (City Council District 5). Renewal of a specific use permit and site plan for used auto sales within a Light Industrial (LI) District and also within Central Business District No. 3 (CBD 3). The subject property is located at 2233 E. Main St.

Item #6-SU140205A - Specific Use Permit Renewal - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Renewal of a Specific Use Permit for an environmental cleanup company on 1.893 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road.

Item #7-SU150301A - Specific Use Permit Renewal - 3435 Roy Orr Blvd (City Council District 1). Renewal of a Specific Use Permit for Used Auto Sales in a Light Industrial (LI) District, within the SH 161 Corridor Overlay District, and located at 3435 Roy Orr Blvd.

Item #8-SU130702B/S130702B - Specific Use Permit/Site Plan Renewal- Wells Enterprise (City Council District 5).Renewal of a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District.

Item #10-SU140403A - Specific Use Permit Renewal- Tiger Auto (City Council District 5). Renewal of a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

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Item #11-SU150401A/S150401A - Specific Use Permit/Site Plan Renewal - 2755 E Main St (City Council District 5). Renewal of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4).

Item #12-SU150402A/S150403A - Specific Use Permit/Site Plan Renewal - 201 W Jefferson Street (City Council District 2). Renewal of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2).

Item #13-SU150403A - Specific Use Permit Renewal - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Renewal of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District.

Item #14-SU150406A/S150407A - Specific Use Permit/Site Plan Renewal - Fresh Meal Restaurant (City Council District 5). Renewal of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3.

Item #15-SU150405A/S150409A - Specific Use Permit/Site Plan Renewal - Hi-Tech Manufacturing Co. (City Council District 5). Renewal of a Specific Use Permit and Site Plan permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#17 – SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a Specific Use Permit on a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P160702, P160703, P150704, P160705, RP160701, RP160702, and RP160703, approve the minutes of May 2, 2016, approve public hearing consent agenda items P160501, RP160601, SU150201A/S150201A, SU140205A, SU150301A,

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SU130702B/S130702B, SU140403A, SU150401A/S150401A, SU150402A/S150403A, SU150403A, SU150406A/S150407A, and SU150405A/S150409A, remove items SU151004A, SU120404C and place them under the public hearing for consideration, and postpone case SU160504 . The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**