



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 5, 2016**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, Joshua Spare, Cheryl Smith, John Lopez, Shawn Connor

COMMISSIONERS ABSENT: Bill Moser, Kurt Johnson, Dr. Juan Perez

CITY STAFF PRESENT: Bill Crolley, Executive Director, Jim Hinderaker, Chief City Planner, Denise Thomas, Senior Planner, Charles Lee, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and 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, and Commissioner Womack led the pledge of allegiance to the US Flag, and led the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P170101 – Preliminary Plat – Windsor Hills , P170102 – Final Plat – SE SH-161 and Arkansas Lane Addition, Lots 1-5, Block A, P170103 – Final Plat – Lake Forest Addition, P170104 – Final Plat – MacArthur Crossing Addition, Lots 1-2, Block 1, P170105 – Final Plat – QT 946 Addition, Lot 2, Block 1, RP170101 – Replat – Church Addition, Lot 2R, and RP170102 – Replat – Dalworth Park Addition, Lots 105, Block 19.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 7, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P161201 - Final Plat - Beltline Road & IH 30 Addition, Lots 3 & 4, Block A (City Council District 1). Consider a request to approve a two-lot non-residential final plat. The 4.48-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.

Item #4-P161202 - Preliminary Plat - Victory at Lakeridge, Lots 1, 4-6, Block 1 (City Council District 6). Consider a request for approval of a Preliminary Plat establishing a four (4) lot non-residential subdivision. The 11.30-acre property, zoned Planned Development 283 (PD-283) District, is generally located at the northeast corner of Lake Ridge Parkway and Camp Wisdom Road. The property is also

located within the Lake Ridge Corridor Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Item #5 - RP161101 - Replat - M-Electric Addition, Lots 1&2, Block 1 (City Council District 1). Consider a request to replat one commercial lot into two, dedicate roadway rights-of-way and abandon a drainage easement to accommodate future development of the property. The 4.107 acre vacant property is generally located at the southeast corner of Roy Orr Boulevard and Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

Item #6 - RP161201 - Replat - Lake Crest Unit 2, Lot 5R, Block 4 (City Council District 3). Consider a request to approve a Replat combining three residential lots into one residential lot on 0.64 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1513, 1517, and 1521 Hardy Road. The applicant is Gloria Perez and the owner is Adan Huerta.

Item #7 - RP161202 - Replat - William H. Thomas Addition, Lot 9R, Block B (City Council District 5). Consider a request to approve a replat to abandon right-of-way. The 3.45-acre property, located at 301 E. Church Street, is zoned Central Area (CA) District and is within District 2 of the Central Business Overlay District. The agent is Andres Casco, Mycoskie McInnis Associates and the owner is Ann Stevenson, UPLIFT Education.

Item #8 - SU141101A - Specific Use Permit Renewal - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Automotive Re-Builder and Inoperable Auto Holding Yard uses. The subject site is located at 1629 E Main St and is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St. and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Item #9 - SU150802A - Specific Use Permit Renewal - 3015 Eagle Drive, STE 400 and 600 (City Council District 2). Consider approval of a Specific Use Permit Renewal for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. The applicant is Halid Amer and the owner is Yan Wu.

Item #10 - SU150803A - Specific Use Permit Renewal - 3223 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Truck/Heavy Equipment Parking. The property is zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and is addressed 3223 E Main St. The owner is Gerardo Rodriguez.

Item #11 - SU150902A - Specific Use Permit Renewal - 1617 W Shady Grove Road (City Council District 1). Consider approval of a Specific Use Permit Renewal for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161 Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchella.

Item #12 - SU151003A - Specific Use Permit Renewal - CST Corner Store (City Council District 6). Consider a request to approve a Specific Use Permit Renewal for a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

Item #13 - SU151102A - Specific Use Permit Renewal - J&E Masonry (City Council District 1). Consider a request to approve a Specific Use Permit Renewal for a masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

Item #14 - S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

Item #15 - S161201 - Site Plan - International Hydraulics Repair Shop (City Council District 5). Consider a request to approve a site plan to construct and operate a new single-story, 7,700 square foot commercial building for office/trailer repair shop uses. Currently the 1.456 acre property has a 7,371 square foot office/trailer repair facility on the property. The property is generally located east of Richardson Street and approximately 690 feet south of E. Jefferson Street; more specifically at 345 Richardson Street. The property is zoned Light Industrial (LI) district and is within the Central Business District, Section 4. The agent is David Berret and the owner is Wincar Calderon.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#16- SU161203 - Specific Use Permit - Move It Self Storage.

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 P170101, P170102, P170103, P170105, RP170101, and RP170102, and approve the minutes of November 7, 2016, approve public hearing consent agenda items, P161201, P161202, RP161101, RP161201, RP161202, SU141101A, SU150802A, SU150803A, SU150902A, SU151003A, SU151102A, S161101, and S161201 and table case SU161203. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**