CITY OF HALTOM CITY

MINUTES
PLANNING & ZONING COMMISSION
June 14, 2016

CALL TO ORDER
Chair Adam called the meeting to order at 7:30 p.m.

DETERMINATION OF QUORUM AND EXCUSED ABSENCES
Previous absences were excused.

PRESENT MEMBERS: Adam, Arsement, Bowman, Chapman, Teague
PRESENT ALTERNATES: Hilliard
PRESENT COUNCIL LIAISON: Watkins

MEMBERS ABSENT: Logan, Tidwell
ALTERNATES ABSENT: Taylor

ADMINISTRATIVE STAFF PRESENT:
Justin French, Director of Planning & Community Development

APPROVAL OF MINUTES
May 24, 2016 minutes were approved with corrections.

PUBLIC HEARINGS AND ACTION ITEMS

Regular Agenda Items

Item No. 1 Final Plat (P-002-16) – DFW Stone Supply Addition
Application of Daron Hopkins for approval of a final plat creating Lot 1, Block 1 of the DFW Stone Supply Addition from Tracts 4E and 5A1 of the Green B. Stanley Survey, A-1379, located in the "M-1" Industrial District, containing approximately 2.225 acres, and locally known as 6500 Airport Freeway.

Staff presented and clarified the request.

Chair Adam asked the applicant to come to the podium.
Mr. Ed Kellie with Kellie Engineering at 205 Lindenwood Drive, Fort Worth, presented the request and was available to answer any questions of the Commission.

There were no questions for the applicant.

ACTION BY THE COMMISSION
Commissioner Chapman made the motion, seconded by Commissioner Teague, to approve P-002-16 as written. Motion to approve passed by a vote of 5-0-0.

Item No. 2 Conditional Use Permit (CU-006-14) – 6500 Airport Freeway
Application of Daron Hopkins for a Conditional Use Permit request with site plan approval, for storage of rock, stone or gravel uses located on Tracts 4E and 5A1 of the Green B. Stanley Survey, A-1379, being approximately 2.225 acres located south of Airport Freeway and east of Minnis Drive, locally known as 6500 Airport Freeway.

The legal notice regarding the public hearing was published in the May 27, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on June 1, 2016, and four (4) property owners were notified. City staff received none (0) in favor, none (0) opposed, and none (0) returned to sender.

Staff presented and clarified the request.

Chair Adam asked the applicant to come to the podium.
Mr. Ed Kellie with Kellie Engineering at 205 Lindenwood Drive, Fort Worth, presented the request and was available to answer any questions of the Commission.

There were no questions for the applicant.

Chair Adam opened the Public Hearing.
No one was present to speak in support or opposition of the requests.

Chair Adam closed the Public Hearing.

ACTION BY THE COMMISSION
Commissioner Hilliard made the motion, seconded by Commissioner Arsement, to approve CU-006-14 as presented. Motion to approve passed by a vote of 5-0-0.

Item No. 3 Replat (P-006-16) – Birdville Elementary School Addition
Application of Christian Schnitger with Schrickel, Rollins, & Associates, Inc. on behalf of Birdville Independent School District for approval of a replat creating Lot 1, Block 1 of the Birdville Elementary School Addition from Block 12 of the Original Town of Birdville Addition, Lot 1, Block 1 of the Boaz Brooks Addition, and Tracts 2P1 and 2P4 of the William Norris Survey, A-1166, located in the "CF" Community Facility District and the "D" Duplex District, containing approximately 9.869 acres, and locally known as 5900 Walker Street, 3104 and 3126 Bewley Street, and 5933 E. Belknap Street.

Staff presented and clarified the request.

The legal notice regarding the public hearing was published in the June 2, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on June 3, 2016, and seventeen (17) property owners were notified. City staff received none (0) in favor, none (0) opposed, and none (0) returned to sender.

Staff presented and clarified the request.

Chair Adam asked the applicant to come to the podium.
Mr. Christian Schnitger with Schrickel, Rollins & Associates, stated he was available to answer any questions of the Commission.

Commissioner Teague asked the applicant to explain the proposed payment into the Safe Pathways Fund in lieu of constructing sidewalk improvements.

Mr. Schnitger stated that the sidewalk improvements are located along Walker Street and Beweley Street, where the school has an existing parking facility. He stated that the Birdville Independent School District (BISD) is not making any changes to this parking facility so the sidewalk improvements are not a part of the project. He also stated that the parking facility is shared with the adjacent church and that BISD is making sidewalk improvements along Beweley Street in front of the existing school building. Mr. Schnitger said an ADA compliance expert was consulted and that BISD wishes to leave the existing substandard sidewalks in question alone because BISD is already 3.5 million dollars over budget.

Commissioner Teague asked how many access the school from the subject areas.

Mr. Schnitger stated BISD has not received complaints on the matter that he knows.

Commissioner Teague asked if making the sidewalk improvements would cost $2,400.

Mr. Schnitger stated that the cost per linear foot may be twice as much as $25.00 per linear foot, and that it is difficult to say what the final cost would be because once work in one area commences it may require work in another area and BISD is tight on funds.

Commissioner Chapman noted that part of the replat is the parking lot, so what is the purpose of the parking lot.

Mr. Schnitger stated that the parking facility may be used for parents to drop off students and that BISD will continue to share it with the adjacent church and leave it how it is today.

Commissioner Chapman stated that he appreciates BISD and notes that BISD does intend to use the parking facility because it has been included within the replat for the new school. He also noted that everything being done is coming from tax payer money and that at some point BISD is going to have to fix it so what not get it done with the new school and give students with disabilities adequate access.

Mr. Schnitger noted that the building being constructed is actually located south of the subject parking lot that will temporarily have portable classroom buildings on it and be used for special events like graduations. He noted other access ways and that the parking lot is not necessary for the new school building but also acknowledges the Commission's concerns.

Commissioner Hilliard stated that she understands the new building is located south of the existing parking lot, that the subject areas are utilized today, and that it would be a shame for BISD to not make the sidewalk improvements with the new school's construction. She also noted that she does not see how BISD sharing the parking facility with the church has any bearing. She also noted that the sidewalk improvements are not just for children with disabilities but also for children that ride their bicycles to school.

Mr. Schnitger noted that once the sidewalk improvements are started there is question on where it is to end.

Commissioner Bowman noted that the church also uses the parking lot and could perhaps contribute to the costs of the sidewalk improvements following a fundraiser event or some other creative way. He stated that regardless if the sidewalk is up against the building or 100 feet away the improvements need to occur.

Mr. Schnitger stated that BISD wants to do the right thing and that they always have. He also stated this will be something BISD will deal with if they have to.

Chair Adam opened the Public Hearing.
Carole Wier was present to represent her mother that resides at 5829 Dana Drive and asked what the 200-foot buffer means and how her property is impacted.

Mr. French stated that state statutes require notification be sent to every property owner within 200 feet of a property that is being replatted and has been residential within the past five years. He noted that most often impact to neighboring properties is perceived when property is replatted to subdivide residential property into more lots with smaller lot sizes but this replat is actually combining school property with property that previously used for residential purposes.

Chair Adam closed the Public Hearing.

ACTION BY THE COMMISSION
Commissioner Teague made the motion, seconded by Commissioner Chapman, to approve P-006-16 and deny payment into the Safe Pathways Fund in lieu of sidewalk improvements. Motion to approve passed by a vote of 5-0-0.

Item No. 4 Conditional Use Permit (CU-003-16) – 4100 McNutt Street
Application of Duong Huynh for a Conditional Use Permit request with site plan approval, for automobile and light truck repair shop located on Lot 6R of the E. R. Alexander Addition, being approximately 1.926 acres located south of McNutt Street and southeast of E. Belknap Street, locally known as 4100 McNutt Street.

The legal notice regarding the public hearing was published in the April 7, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on April 13, 2016, and thirty-one (31) property owners were notified. City staff received one

(1) in favor, none (0) opposed, and none (0) returned to sender.

Staff presented and clarified the request.

Chair Adam asked the applicant to come to the podium.
My Le stated she is the daughter of Duong Huynh who was also present. Ms. Le presented their request.

Chair Adam asked what the future use of the back of the property.

Ms. Le stated that it may be looked at for duplexes but they really do not have any plan for it at this time.

Commissioner Teague asked what happened with the auto repair shop that Mr. Huynh previously owned on E. Belknap Street.

Ms. Le stated that Mr. Huynh purchased the subject site and could not maintain both properties.

Commissioner Teague asked if Mr. Huynh just sold the other property and if he had any compliants at that property.

Ms. Le replied in the affirmative and stated that he had no complaints.

Commissioner Teague asked the applicant to define what light truck means to their operation.

Ms. Le and Mr. Huynh replied that they are standard quarter ton pick-ups.

Commissioner Chapman recalled Ms. Le stated there is no EPA permit needed for disposal of used oil, used oil filters, and used anti-freeze. He asked how their operation will dispose of these items.

Ms. Le stated that they will hire a company to pick up these items.

Commissioner Teague asked how often the items are picked up and if it is during business hours.

Ms. Le stated the items will be picked up as needed and that it would occur during business hours.

Chair Adam opened the Public Hearing.
No one was present to speak in support or opposition of the requests.

Chair Adam closed the Public Hearing.

ACTION BY THE COMMISSION
Commissioner Chapman made the motion, seconded by Commissioner Hilliard, to approve CU-003-16 as presented. Motion to approve passed by a vote of 5-0-0.

FURTHER DISCUSSION
None

UPDATE ON RECENT COUNCIL ACTION
Mr. French provided an update to Council's recent actions.

ADJOURN
Chair Adam adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Justin French

Justin French, AICP, Director of Planning and Community Development

Steve Chapman, Vice Chair of the Planning & Zoning Commission