CITY OF HALTOM CITY

MINUTES
PLANNING & ZONING COMMISSION
February 23, 2016

CALL TO ORDER
Chair Adam called the meeting to order at 7:31 p.m.

DETERMINATION OF QUORUM AND EXCUSED ABSENCES
Previous absences were excused.

PRESENT MEMBERS: Adam, Jorgenson, Tidwell
PRESENT ALTERNATES: Hilliard
PRESENT COUNCIL LIAISON: Watkins

MEMBERS ABSENT: Arsement, Bowman, Chapman, Teague
ALTERNATES ABSENT: Taylor

ADMINISTRATIVE STAFF PRESENT:
Justin French, Director of Planning & Community Development
Glenna Batchelor, Assistant Director and Building Official

APPROVAL 0F MINUTES
February 9, 2016 minutes were approved as presented.

PUBLIC HEARINGS AND ACTION ITEMS

Regular Agenda Items

The Commission decided to hold the public hearings for both agenda items at the same time.

Item No. 1 Rezone (Z-002-16) – 4008 Clay Avenue
Application of Matthew Holtman on behalf of Brian Randolph with Mercantile Partner LD for a Zoning Change request from "M-1" Industrial District to "M-2" Heavy Industrial District located on Lot 3R1, Block 1 of the Mercantile Center East Addition, being approximately 31.604 acres located south of Clay Avenue and east of N. Beach Street, locally known as 4008 Clay Avenue.

The legal notice regarding the public hearing was published in the February 5, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on November 20, 2015, and eight (8) property owners were notified. City staff received none (0) in favor, none (0) opposed, and none (0) returned to sender.

Item No. 2 Conditional Use Permit (CU-001-16) – 4008 Clay Avenue
Application of Matthew Holtman on behalf of Brian Randolph with Mercantile Partner LD for a Conditional Use Permit request with site plan approval, for

manufacturing and assembling operations of commodities including large steel located on Lot 3R1, Block 1 of the Mercantile Center East Addition, being approximately 31.604 acres located south of Clay Avenue and east of N. Beach Street, locally known as 4008 Clay Avenue.

The legal notice regarding the public hearing was published in the February 5, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on November 20, 2015, and eight (8) 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 requests.

Chair Adam asked the applicant to come to the podium.

Matthew Holtman at 205 Birdvall Lane, Argyle, TX 76226, stated he was representing the property owner and the proposed tenant, Bodycote. He described Bodycote's safety record as superb.

Commissioner Hilliard asked if Bodycote will be performing construction.

Mr. Holtman stated that Bodycote does not fabricate the products from their site but rather that the products are already fabricated and Bodycote will basically heat the metal products to make the chemical composition of the metal stronger.

Commissioner Hilliard asked if Bodycote uses high heat and large furnaces to send materials through.

Mr. Holtman stated that Bodycote's system is not that of a conveyer belt but more like a batch system where the products are placed in a kiln-like facility for a slow process of adding heat and pressurizing.

Commissioner Hilliard asked if emissions will be properly ventilated.

Mr. Holtman stated that Bodycote will be properly ventilated and comply with all state and federal agency requirements.

Commissioner Jorgenson asked if any operations will occur outside.

Mr. Holtman responded in the negative.

Commissioner Jorgenson asked how many employees will be employed and how frequent is traffic to and from the business.

Mr. Holtman stated that Bodycote will employ 21 workers and have the ability to work seven days and week and 24 hours a day but that they will work five days a week and 24 hours a day. He also stated that the batching system is not a fast process, so little truck

traffic will be generated from Bodycote's operations.

No further 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 Tidwell made the motion, seconded by Commissioner Hilliard, to approve Z-002-16 as presented. Motion to approve passed by a vote of 3-0-0.

ACTION BY THE COMMISSION
Commissioner Jorgenson made the motion, seconded by Commissioner Hilliard, to approve CU-001-16 as presented. Motion to approve passed by a vote of 3-0-0.

FURTHER DISCUSSION
None

UPDATE ON RECENT COUNCIL ACTION
None

ADJOURN
Chair Adam adjourned the meeting at 7:45 p.m. and reconvened in work session in the Council Chambers to workshop the Community Home Program and Zoning Definitions.

Respectfully submitted,

Justin French

Justin French, AICP, Director of Planning and Community Development

Juanita Adam, Chair of the Planning & Zoning Commission