CITY OF HALTOM CITY

MINUTES
PLANNING & ZONING COMMISSION
February 2, 2016

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

DETERMINATION OF QUORUM AND EXCUSED ABSENCES
Previous absences were excused.

PRESENT MEMBERS: Arsement, Bowman, Chapman, Jorgenson, Tidwell
PRESENT ALTERNATES: None
PRESENT COUNCIL LIAISON: Watkins

MEMBERS ABSENT: Adam, Teague
ALTERNATES ABSENT: Taylor

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

APPROVAL 0F MINUTES
January 12, 2015 minutes were approved with one spelling correction.

PUBLIC HEARINGS AND ACTION ITEMS

Regular Agenda Items

Item No. 1 Tabled from 1-12-16; Rezone (Z-009-15) – 1301 Carson Street
Application of Paul Delaney, on behalf of Eden Drive Properties, LLC, for approval of a Zoning Change request from "M-1" Industrial District and "M-2" Heavy Industrial District to "PD" Planned Development for all "M-2" uses plus auto salvage yard uses located on Tracts 4C and 4C10 of the John Ackers Survey, Abstract 24, being 11.14 acres of land located north of Elliot Reeder Road and west of Carson Street, locally known as 1301 Carson Street.

Staff clarified that the Commission held the noticed public hearing for this action item on January 12, 2016, and then tabled action on this item.

Acting Chair Chapman noted that the applicant provided a letter of indicating the applicant's agreement to purchase the subject site from the property owner.

ACTION BY THE COMMISSION
Commissioner Arsement made the motion to approve Z-009-15 with a stipulation discussed in work session. Acting Chair Chapman offered an amendment to the motion with staff's assistance, which Commissioner Arsement accepted. The motion to approve Z-009-15 with the stipulation that the development plan (Exhibits A, B, and C of Ordinance No. O-2016-001-15)

be tied to the applicant and expire at the time the applicant ceases operation of the auto salvage yard uses in anticipation of the subject site's use by another auto salvage yard operator, whom must obtain City Council approval of a new development plan prior to commencing auto salvage yard uses was seconded by Commissioner Bowman and passed by a vote of 4-1-0 with Acting Chair Chapman against the motion.

Item No. 2 Replat (P-001-16) – AutoZone 1526 Addition
Application of Robert Schneeberg on behalf of Belknap Properties Joint Venture for approval of a replat creating Lots 1 and 2, Block 1 of the AutoZone 1526 Addition from Lots A, B, C2, 3B, 4B, and 5-8, Block 1 of the Oakridge Addition, located in the "C-3" Commercial District, containing approximately 2.697 acres, and locally known as 5122 E. Belknap Street.

Staff presented and clarified the request.

There were no questions for City Staff.

Acting Chair Chapman called the applicant to the podium.
Mr. Jake Jordan at 2909 Cole Avenue #225 stated he was the property owner and is available to answer any questions of the Commission.

There were no questions for the owner.

Acting Chair Chapman opened the public hearing.

No one from the audience was present to speak on this agenda item.

Acting Chair Chapman closed the public hearing.

ACTION BY THE COMMISSION
Commissioner Bowman made the motion, seconded by Commissioner Jorgenson, to approve P-001-16 as presented. Motion to approve passed by a vote of 4-0-1 with Commission Tidwell abstaining.

FURTHER DISCUSSION
None

UPDATE ON RECENT COUNCIL ACTION
Mr. French provided update on recent Council Action

ADJOURN
Acting Chair Chapman adjourned the meeting at 7:47 p.m. and the Commission reconvened in work session in the Pre-Council Chambers.

Respectfully submitted,

Justin French

Justin French, AICP, Director of Planning and Community Development

Juanita Adam, Chair of the Planning & Zoning Commission