CITY OF HALTOM CITY

MINUTES
PLANNING & ZONING COMMISSION
April 12, 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, Logan, Teague
PRESENT ALTERNATES: Hilliard
PRESENT COUNCIL LIAISON: Watkins

MEMBERS ABSENT: Tidwell
ALTERNATES ABSENT: Taylor

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

APPROVAL 0F MINUTES
March 22, 2016 minutes were approved as presented.

PUBLIC HEARINGS AND ACTION ITEMS

Regular Agenda Items

Item No. 1 Rezone (Z-004-16) – 2600 Carson Street
Application of Elias Loredo for a Zoning Change request from "C-2" Commercial District to "C-3" Commercial District located on Lot 1, Block 23 of the Parkdale Gardens Addition, being approximately 0.332 acres located south of Ellison Avenue and east of Carson Street, locally known as 2600 Carson Street.

The legal notice regarding the public hearing was published in the March 24, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on March 21, 2015, and twelve (12) 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.

Mr. and Mrs. Elias Loredo at 4408 Pine Tree Circle, Fort Worth, TX 76244, stated they were the new property owners and request this zoning change so they turn the property into their HVAC contractor sales and service office. The applicant stated they will remodel the existing residence and make it the office with the idea of future plans of a building in

back.

Commission Teague asked who will be coming to this location.

Mr. Loredo stated that just employees will primarily visit this location in the mornings and at the end of the day.

Commissioner Logan asked if the applicant intends to store old units and let old units stack up in back of the property.

Mr. Loredo stated that he will recycle old units every month and will not store an excessive number of old units in back of the property.

Commissioner Teague asked if new units will also be stored.

Mr. Loredo replied in the affirmative.

Chair Adam asked if the storage of the old units will be visible.

Mr. Loredo replied in the negative.

Commissioner Teague asked for the hours of operation.

Mr. Loredo stated the general hours of operation will be 8am to 5pm.

Mrs. Loredo stated that in the summer time hours of operation may start at 6am.

Commissioner Chapman asked how many employees and service vehicles, like vans or bucket trucks, will be at the property.

Mr. Loredo stated that at the moment his business employs five people and has three trucks.

Chair Adam asked if the trucks where regular pick-up trucks, outfitted for HVAC.

Mr. Loredo replied in the affirmative.

Commissioner Logan asked the applicant to describe the existing and proposed fencing.

Commissioner Teague stated that the existing fence is chain link.

Mr. French stated that an opaque six-to-eight-foot screening fence will be required to screen any outside storage.

Commissioner Chapman asked how much of the back area will be a paved parking surface.

Mr. Loredo responded that only that required for his outside storage and parking area.

Chair Adam asked if the remaining will be a pervious surface.

Mr. Loredo replied in the affirmative.

Commissioner Hilliard asked if workers will drive their personal vehicles to the subject site and be provided a company vehicle or will the only vehicles parked at the site be for the office personnel.

Mr. Loredo replied that his workers will use their personal vehicles to perform their work and only the vehicles of office personnel will be parked at the site during the majority of the work day.

Commissioner Hilliard asked if any customers will visit the subject site for any reason, such as to see a showroom.

Mr. Loredo replied in the negative.

Commissioner Logan asked Mr. French how large the drive approach is at the property and if it is big enough for truck delivery, etc.

Mr. French projected a photo of the subject site's existing drive approach on Ellison Avenue and stated that it looks large enough. He also stated that this agenda item is just a straight rezoning request and is not a site plan review but rather a review of how the requested zoning compares to the CLUP and whether the added uses of the "C-3" District are appropriate for this location, whether the site is developed by this owner or another owner.

Mr. French stated that the City staff will review all the details to see that the development will comply with the City's standards.

No further questions for the applicant or staff.

Chair Adam opened the Public Hearing.

Charles Scoma residing at 8300 Cardinal Lane in North Richland Hills, Texas, stated that he is doing a lot of revitalization on the west side of Carson Street. He stated that if the owner is unable to develop the site then the next owner could develop another use in the "C-3" District that is less desirable. He stated that he does not see the value of adding "C-3" to the "C-2" area.

Commissioner Teague asked what Mr. Scoma finds to be the less desirable "C-3" uses.

Mr. French read to differences between "C-2" and "C-3" allowed uses.

Mr. Scoma stated that an auto parts and accessory sales facility with a machine shop is not a desirable use at the subject site as well as a lawn care business.

Commissioner Teague asked Mr. Scoma if he suggests that the applicant request a conditional use permit and leave the property zoned "C-2".

Mr. Scoma replied in the affirmative.

Chair Adam closed the Public Hearing.

Chair Adam gave the applicant the opportunity for a rebuttal.

Mr. French stated the requirements if the applicant wanted to change his request to a conditional use permit request.

Commissioner Hilliard asked if the City's development standards are same if the applicant developed under the "C-3" zoning versus the "C-2" zoning with a conditional use permit.

Mr. French replied in the affirmative.

Commissioner Teague asked if changing the request to a conditional use permit will be a delay in the development process.

Mr. French replied in the affirmative.

Commissioner Logan asked if changing the property to "C-3" will make the property easier to sale.

Mr. French replied in the affirmative.

Commissioner Arsement asked the applicant if he was unable to move forward what would he do with the property.

Mr. Loredo stated he would have no choice but to sale the property.

ACTION BY THE COMMISSION
Commissioner Logan made the motion, seconded by Commissioner Teague, to approve Z-004-16 as presented. Motion to approve passed by a vote of 6-0-0.

Item No. 2 Conditional Use Permit (CU-002-16) – 4320 E. Belknap Street
Application of Jesus Mejia for a Conditional Use Permit request with site plan approval, for tire sales store and automobile and light truck repair shop located on Tract 18B9 of the Joel Walker Survey, being approximately 0.2 acres located south of E. Belknap Street and west of Layton Avenue, locally known as 4320 E. Belknap Street.

The legal notice regarding the public hearing was published in the March 24, 2016, *Fort Worth Star Telegram.* Notification was mailed to all property owners within 200 feet on March 21, 2015, and nine (9) 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.

Commissioner Logan noted that there is no fence is the back of the commercial property.

Mr. French stated that there is nothing in the zoning ordinance stating that a screening fence is required other than to screen the dumpster or any outside storage area. He stated that the surface will have to be improved to park or store anything behind the building. He also stated that there is no access drive to the back of the building and the area for outside storage is minimal.

Chair Adam asked the applicant to come to the podium.

Jesus Mejia residing at 3448 Jack Atkins Court in Haltom City stated he was the owner of the property and has a tenant lined up that requests the use of auto repair shop. He stated that he came before the Commission last year for the use tire sales store and he made substantial improvements to the property. He stated that the City has a small triangular property held in trust that he wants but that the back taxes owed are too high.

Commissioner Teague asked to clarify why tire sales store is in the request if the applicant intends to have an auto repair shop.

Mr. French clarified that the request is to allow both uses so the applicant did not have to come back before the Commission and Council to get approval if the auto repair tenant moved out and a new tire sales store wished to lease the property.

Commissioner Chapman stated that he appreciated all the work the owner placed into the property and that it looks fantastic. He stated he has concerns for auto repair because the site only has two by doors and three parking spaces. He stated he believes cars will need to be stored overnight because they will not be repaired the same day they are brought to the site and will therefore be parked in the public right-of-way.

Chair Adam asked if an additional parking space can be added in front of the dumpster.

Mr. French replied in the affirmative and stated that the dumpster must be accessible for pick up.

Chair Adam asked if the dumpster could be oriented to Layton Avenue.

Mr. French stated that it could not because the maneuvering area for the garbage trucks cannot be in the public right-of-way.

Commissioner Teague asked if the tenant will be responsible for keeping up the landscaping.

Mr. Mejia replied in the affirmative and stated that his tenant has his current business in North Richland Hills.

Commissioner Teague asked Mr. Mejia if the business in North Richland Hills looks good.

Mr. Mejia stated that his tenants other location is also small and looks good.

Commissioner Teague asked were the businesses employees will park.

Mr. Mejia stated that there will be few employees and that they will carpool or ride bikes to work.

Commissioner Adam stated Mr. Mejia should find out when trash pick-up is scheduled so it can be coordinated with the businesses operation.

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 Teague made the motion, seconded by Commissioner Bowman, to approve CU-002-16 as presented. Motion to approve passed by a vote of 5-1-0.

FURTHER DISCUSSION
None

UPDATE ON RECENT COUNCIL ACTION
None

ADJOURN
Chair Adam adjourned the meeting at 7:40 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