



# CITY OF HALTOM CITY

## MINUTES PLANNING & ZONING COMMISSION August 23, 2016

### CALL TO ORDER

Chair Adam called the meeting to order at 7:35 p.m.

### DETERMINATION OF QUORUM AND EXCUSED ABSENCES

Previous absences were excused.

**PRESENT MEMBERS:** Adam, Arsement, Bowman, Logan, Teague, Tidwell

**PRESENT ALTERNATES:** Hilliard

**PRESENT COUNCIL LIAISON:** Watkins

**MEMBERS ABSENT:** Chapman

**ALTERNATES ABSENT:** Taylor

### ADMINISTRATIVE STAFF PRESENT:

Justin French, Director of Planning & Community Development

### APPROVAL OF MINUTES

July 26, 2016 minutes were approved as presented.

### PUBLIC HEARINGS AND ACTION ITEMS

#### Regular Agenda Items

#### **Item No. 1 Rezone (Z-007-16) – Oak Knoll Drive**

Application of Ben Thomas for a Zoning Change request from "C-2" Commercial District to "C-3" Commercial District located on Lot 10B, Block 2 of the Oak Knoll Addition, being approximately 0.1 acres located north of Parrish Road and west of Oak Knoll Drive, locally known as 1401 Oak Knoll Drive; and action on an amendment to O-2010-011-15, amending the Future Land Use Plan within the 2010 Comprehensive Land Use Plan.

The legal notice regarding the public hearing was published in the August 3, 2016, Fort Worth Star Telegram. Notification was mailed to all property owners within 200 feet on August 3, 2016, and eighteen (18) property owners were notified. City staff received two (2) notices returned 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.**

Ben Thomas residing at 3651 Cindy Drive in Fort Worth stated he has been in his line of business for over 25 years and he is licensed irrigated, licensed applicator, and is insured for what he does. He stated he obtained his degree in horticulture and provides sprinkler repairs and lawn treatments, such as, fertilization. Mr. Thomas stated he intends to make

improvements to the property and has support from neighbors.

Ms. Teague asked if Mr. Thomas also installs irrigation systems and what percentage of his business lawn treatment.

Mr. Thomas replied that he will occasionally add-on to existing irrigation systems that he repairs but rarely installs new systems. He said sprinkler repairs are 50% of his business and lawn treatment is 50% of his business. He also said he has contracts with over 200 customers.

Ms. Teague asked what will be kept at the property.

Mr. Thomas replied he does not keep and store lawn treatments in excess of what he needs for upcoming treatment cycle, which has never consisted of fertilizer in an amount greater than two pallets. He stated agencies inspect his business annually and that he chose this location in order to possibly expand his business, which currently has one trailer.

Ms. Teague asked how long the trailer is.

Mr. Thomas replied that it is 15 feet long.

Mr. Logan asked where the trailer will be stored.

Mr. Thomas replied that an overhead door or two will be installed on the building to allow trailers to be stored inside the building.

Mr. Logan asked how many employees does the business have.

Mr. Thomas stated five employees.

Chair Adam asked if customers will be visiting the business.

Mr. Thomas replied in the negative.

Ms. Hilliard asked if the trailers have sprayers.

Mr. Thomas he presently has one trailer with a 200 gallon tank and a 50 gallon tank.

Ms. Hilliard asked if sprinkler repairs require back-hoe diggers or other large equipment.

Mr. Thomas stated that his need for a trencher is rare and if it is needed it is typically rented now but may in the future have one stored in the building with irrigation system materials if he expanded to do installations.

Mr. Logan stated if Mr. Thomas created an opening in the building then he would be doing away with the parking spaces in front of it, while most all the parking spaces were in use

when he recently visited the site.

Mr. Thomas stated that the back of the building is presently being rented to a contractor that may be relocating down the street. He stated the vehicles seen at the site were likely from this business. Mr. Thomas also stated that he made the tenant aware that he was the new owner of the building and may be terminating his lease sometime in the future.

Mr. Logan questioned if Mr. French stated that the building was vacant.

Mr. French stated that he was unaware that a tenant occupied the back of the building and that if he did know at one time he did not recall that he knew when he stated that the building is vacant.

Mr. Logan then asked if the current tenant stays, where are the additional parking spaces for the five new employees of the proposed business.

Mr. Thomas replied that he does not know where they will park, that they may want to lease for another year while their new location down Parrish Road is under construction, that they have other property in the general area to park.

Mr. French asked if the current tenant is El Cala Construction.

Mr. Thomas replied in the affirmative and stated that he is looking at a couple options in providing a larger bay door into the building. He stated one option is to place it on the west side of the building and another option was to place an ingress opening on the south side and an egress opening on the east side of the building so trailers can be pulled through the building without having to turn around.

Mr. French confirmed Mr. Thomas's statement and stated that the City staff was not in favor of just one opening on the south side or the east side of the building because maneuvering a trailer into the building would require maneuvering in the public right-of-way which is prohibited by the zoning ordinance due to it creating a traffic obstruction and safety hazard. Mr. French further explained that the door opening is not the matter before the Commission and that the agenda item is just to consider the amendment to the Future Land Use Plan and the zoning map.

Mr. Logan asked where the businesses dumpster will be located.

Mr. French stated that trash pickup will likely be as it has historically been at the property. He stated that he does not know what that practice has been but that the owner will have to work it out and some possibilities are to have roll-off containers stored inside the building for curbside pick-up, bagged curbside pick-up, or haul trash to an appropriate disposal location. Mr. French stated that the property improvements are nonconforming and the City cannot require that half the building be torn down in order to provide for adequate off-street parking and/or a dumpster location.

Mr. Thomas stated that his business generates very little trash and the trash that is produced is disposed of legally.

Mr. French stated that the existing building was constructed in 1962 and has nonconformities that the City has to be flexible with.

No further questions for the applicant.

**Chair Adam opened the Public Hearing to those present to speak in support.**

David Harris owning the property at 1403 Oak Knoll Drive and 4619 Parrish Road stated he sold the subject site to Mr. Thomas and that he has a print shop at 1403 Oak Knoll Drive and has had offices at the subject site over several decades of his property ownership. He stated he has agreed to give Mr. Thomas access through his rental property at 4619 Parrish Road if he needs it. He also stated that he has had a dumpster between these properties for years that hasn't been a problem and wouldn't be a problem. Lastly, he stated that Mr. Thomas is a great guy that will maintain the property and be a good neighbor.

Mr. Philip Foryer residing 5118 Trail Dust Lane in Arlington, Texas, stated he has worked for Mr. Thomas for 2.5 years and that the business is safety-conscious. He stated that the business has never had more trash than they could properly dispose of at the business. He stated he believes the request is good to approve.

**Chair Adam opened the Public Hearing to those present to speak in opposition.**

No one was in the audience to speak in opposition to the request.

**Chair Adam closed the Public Hearing.**

**ACTION BY THE COMMISSION**

Commissioner Hilliard made the motion, seconded by Commissioner Bowman, to approve Z-005-16. Motion to approve passed by a vote of 5-1-0.

**FURTHER DISCUSSION**

None

**UPDATE ON RECENT COUNCIL ACTION**

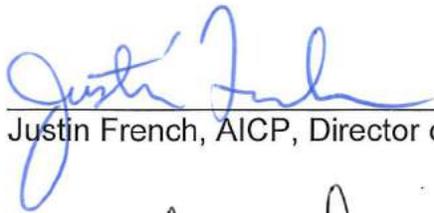
Mr. French provided updates on recent City Council actions.

**ADJOURN**

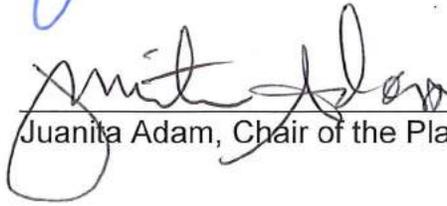
Chair Adam adjourned the meeting at 8:06 p.m.

Respectfully submitted,





Justin French, AICP, Director of Planning and Community Development



Juanita Adam, Chair of the Planning & Zoning Commission