

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 13, 2020**

APPROVED

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford, Texas, met in Work Session at 6:30 p.m. and Regular Session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 13th day of February, 2020 with the following members present:

Chairman: Todd Carlson
Vice Chairperson: Michael Davis
Members: Keith Quigley
 Lisa McMillan
 Tom Stroope
 Bryan Henderson
 Dixie Cawthorne

Constituting a quorum.

Staff present included:

Bill Syblon Development Director
Kristtina Starnes Planning & Zoning Assistant

(The following items were considered in accordance with the official agenda posted by February 10, 2020)

CALL TO ORDER

Chairman Carlson called the Work Session to order at 6:30 p.m.

WORK SESSION

The Commission and Staff reviewed and discussed items on the regular agenda.

Chairman Carlson adjourned the Work Session at 6:59 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 7:00 p.m. and the Regular Session began.

CALL TO ORDER

Chairman Carlson called the meeting to order at 7:05 p.m.

INVOCATION

Commissioner Stroope gave the invocation.

PLEDGE OF ALLEGIANCE

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The Pledge of Allegiance was given.

OFFICER ELECTIONS

1. Consider and act upon appointment of a Chairperson and Vice Chairperson to the Planning and Zoning Commission.

Motion: Commissioner Henderson made a motion to nominate Todd Carlson as Chairman of the Planning and Zoning Commission.

Commissioner McMillan seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne,
and Vice Chairman Davis
Nays: None
Abstention: Chairman Carlson

Motion approved 7-0-0.

Motion: Commissioner Quigley made a motion to nominate Michael Davis as Vice Chairperson of the Planning and Zoning Commission.

Commissioner McMillan seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne,
and Chairman Carlson
Nays: None
Abstention: Vice Chairman Davis

Motion approved 7-0-0.

APPROVAL OF MINUTES

2. Consider approval of the following Planning and Zoning Commission meeting minutes: October 24, 2019 regular meeting.

Motion: Vice Chairman Davis made a motion to approve the meeting minutes of the November 14, 2019 regular meeting.

Commissioner Stroope seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne,
Vice Chairman Davis and Chairman Carlson
Nays: None
Abstention: None

Motion approved 7-0-0. Chairman Carlson declared the November 14, 2019 meeting minutes approved.

PUBLIC HEARINGS

3. Zoning Case PZ-SUP-2018-50060, public hearing and consider a request to rezone Lot 1, Block 1, Christian Life Tabernacle Addition, located at 1104 Central Drive, Bedford, Texas, from (R15) Residential 15,000 SF Detached to (R15/SUP) Residential 15,000 SF

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Detached/Specific Use Permit, specific to Section 3.2.C.2.a, Churches, Temples and Synagogues, of the City of Bedford Zoning Ordinance, allowing for Christian Life Tabernacle Church to operate a church. The subject property is generally located east of Central Drive and north of Gettysburg Place. (PZ-SUP- 2018-50060)

Jayashree Narayana, Planning Consultant, presented Zoning Case PZ-SUP-2018-50060.

This is an existing church located at 1104 Central Drive, and they are proposing to expand the church by building a new structure and adding to the parking lot to the south on an unplatted lot. There is a plat application with the City.

At the November 14th meeting, the P&Z Commission tabled this case because of questions regarding the drainage issues and asked the City to have a City Engineer present to address some of those drainage concerns. The applicant has provided more information on the drainage. They will have a detention area to the south on the property so the water drains to the south and southeast and onto Central Drive.

Commissioner Quigley asked if there were also questions regarding screening.

Jayashree Narayana said there were questions regarding trees because the trees were going to be at lower level than the retaining wall.

Stephen Crawford, with Halff Associates and acting as City Engineer, spoke to the drainage concerns. Mr. Crawford said in the DRC meeting, Staff reviewed the schematic drainage plan. Their grading shows all of the drainage coming to the south and into the detention pond. There is also reduced drainage amount to the southeast corner into the existing flume. Existing plans of Central Drive were reviewed and the storm drainage system that exists there, and for every appearance it appears that this plan will work. They will continue to review the plans to ensure that there are not increasing flows to adjacent properties and not increasing the drainage to the Central system. The plans are headed in the right direction.

Commissioner Stroope said he's concerned about headed in the right direction. He asked what kind of protection they have for the homeowners.

Mr. Crawford said at this time he only has a schematic plan and doesn't have their final drainage plans. Their plans will be further reviewed as they move forward with this site.

Commissioner Stroope said one of the things they talked about many months ago was that they wanted more information on this. Drainage was one of their main concerns.

Bill Syblon, Development Director, said that there will be more detail as the applicant comes in with their plat. This is just for the zoning. There are certain conditions that exist that the zoning ordinance allows, that the commission can look further into the drainage concerns. However, the applicant isn't at that point, their plat will have more detail.

Commissioner Stroope asked if with the plat they will be able to see more detail.

Bill Syblon said yes, and Staff will be able to see in more detail as well. The plat will come before P&Z Commission after this case passes Council.

Commissioner Henderson said at the last meeting the commission heard a lot of issues about the drainage to the east as well as to the southeast.

Mr. Crawford said based on the plan that he has seen, the drainage from the detention pond will drain to the southwest onto Central and into the storm drain system there.

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Vice Chairman Davis asked if he knows how much the flume can handle and how much can be taken away schematically.

Mr. Crawford said not schematically.

Chairman Carlson explained that because this case was tabled at a previous meeting, the public hearing was closed and cannot be reopened. This is also a zoning case they are being asked to vote on. If this is a positive outcome, this case will go to City Council and any questions from the public can be asked at that time.

David McGreary, petitioner, 1404 Shirley Way, Bedford, Texas.

Mr. McGreary thanked the commissioners for hearing his case and his congregation likes the Bedford area. He will do everything in his power to help the City with the drainage concerns and help the neighbors be comfortable with it.

Commissioner Henderson asked how many seats will the church have.

Mr. McGreary said around 475, but depends on how much the parking lot will allow them to have. The parking ratio allows for three people for every one parking space.

Commissioner McMillan asked about the replat of the property.

Jayashree Narayana said the property to the south is an unplatted lot and will need to be platted into one lot.

Commissioner McMillan asked about the proposed activity area.

Jayashree Narayana said a portion of that is on the unplatted lot.

Commissioner Quigley asked about lighting and the height of the lights and noted the lighting plan that has been presented. He also noted the screening concerns from the tabled meeting and the plans that have been submitted to address that.

Motion: Commissioner Quigley made a motion to approve zoning case PZ-SUP-2018-50060.

Commissioner McMillan seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended to approve zoning case PZ-SUP-2018-50060.

- 4. Zoning Case PZ-PUD-2019-50104, public hearing and consider a request to rezone Lot 3A1, Block 15, Stonegate Addition – Bedford, located at 404 Airport Freeway, Bedford, Texas from Heavy Commercial (H) to Planned Unit Development (PUD), allowing for Samuel Iweis to construct a 5-story mixed-use building. The property is located in the Master Highway Corridor Overlay District (MHC) specific to Section 4.18 of the City of Bedford Zoning**

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Ordinance. The property is generally located south of Airport Freeway and east of Brown Trail. (PZ- PUD-2019-50104)

Jayashree Narayana, Planning Consultant, presented Zoning Case PZ-SUP-2019-50098.

This property is on the east bound frontage road of Airport Freeway. It is the site of a one-story restaurant next to the 7-Eleven. Notifications were sent out to the adjoining property owners.

The applicant is requesting to demolish the existing restaurant building and construct an approximately 27,000 square foot five story building. It is proposed to have a coffee shop with a drive-thru on the first floor, and the second, third and fourth floors to have medical offices, and the fifth floor will have one penthouse residence. There was a previous application that was a request for a rezoning for this same site with a similar application. They came back with some modifications relating to the previous plan. One of the things they did do is provide standards for this PUD. The building as moved further west and south of the freeway. It also provides a full landscape buffer as required by the zoning ordinance. They reduced the parking spaces from 73 to 70 even though the City's ordinance requires 90 spaces. The site plan and landscape plan has been provided. There is a driveway access from the frontage road as well as the south west area of the property. They have added more landscaping along the eastern edge and southern edge. They also change the eastern and southern elevations of the building. A line-of-sight analysis is provided in their submitted documents. The windows on the east side of the building will be higher than six feet, so nobody inside the building can look outside.

In terms of variances requested, there are some items required that they don't meet. One is the parking, where they have 70 spaces and the ordinance requires 90 spaces. They are requesting relief from the 20 foot landscape buffer requirement on the south side because they have residential adjacency to the south. They are using some of TxDOT's right-of-way to meet the 30 foot buffer requirement. The maximum building height that is allowed by the zoning ordinance is 35 feet, and they are requesting 75 feet. This height requires the setbacks to be 50 feet on all sides of the building.

Commissioner Quigley said given the setback requirements, what could be built there that would be acceptable?

Jayashree Narayana said something similar to what is already on the site now.

Commissioner Quigley asked if the building on this lot would be satisfactory.

Jayashree Narayana said it depends on the use in that zoning district.

Commissioner McMillan said to make this fit on this site, they would have to approve reduction of parking spaces, landscape buffer, use of the TxDOT right-of-way for the required 30 foot landscape buffer, and allow the building height to be increased from 35 foot to 75 foot.

Jayashree Narayana said as a PUD they can request variances and modifications to the standards.

Chairman Carlson said that's why there is the Planned Unit Development option so if someone has a proposal that doesn't fit, they can ask for relief of requirements to make it work.

Commissioner Stroope said a PUD allows for slight variances to make it work, but people usually give some positive things to offset some of the major things they are asking for. He sees the variance requests but doesn't see the benefit to the City or anything that offsets these negative things.

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Josh Inge, 2800 Park Creek Lane, Fort Worth, Texas.

Mr. Inge is the architect for this project. Right now this lot has a one-story building and cars park along the fence that backs up to the adjacent lots. There is no screening or landscaping to speak of and this lot is overall in bad condition. Even at 35 feet, he doesn't think that is desirable to the residents. This building has been moved as far away from the residents as possible and take advantage of this being located in the Master Highway Corridor Overlay District because this will be visible when driving through Bedford. This can be some sort of landmark of Bedford as people drive through this corridor and residents can reference. This is a step toward urbanism and a pedestrian-friendly community. There will be a coffee shop on the first floor, medical offices on the 2nd, 3rd and 4th floors, and a residence on the top floor so someone who has a vested interest in the building can reside there 24/7. This will revitalize the neighborhood by providing a place people can go for coffee and provide much more landscape buffer than what currently exists. They don't want to impose on the neighbors, they want this to be an amenity they can appreciate.

Chairman Carlson asked why the number of parking spaces had to be reduced.

Mr. Inge said because of the 27,000 square feet that they are going for. If the penthouse on top is an issue, that is open for negotiation. That would add four or five spaces that are needed.

Chairman Carlson asked about the reduction in the landscape buffer on the southern edge of the property.

Mr. Inge said right now there is nothing, the plan is to add 12 foot and 15 foot tall Italian Cyphers so they can get as much parking as they can on that side. There is one house there, so they are trying to provide a dense landscape buffer to make up for some of the depth.

Chairman Carlson asked if there will be a wall or fence along the southern edge of the property.

Mr. Inge said there is an existing fence there. Also, in regards to the line-of-site those houses are sitting about three to four feet lower than the lot and there is a retaining wall.

Chairman Carlson asked if they have an agreement with TxDOT to use their right-of-way.

Mr. Inge said they do not have the agreement with them yet, it will be a four to six week process to get the letter from them. His argument for that was there is a 30-foot requirement for landscape buffer. The properties along the frontage road on the west only have 20 feet landscape buffer, with 10 being on the property and 10 being in the TxDOT right of way. To get the 30 feet he will need 10 feet from TxDOT.

Chairman Carlson said the City needs a written approval with TxDOT prior to submitting any landscape plans.

Mr. Inge said he is asking for a variance from the code due to existing hardships.

Chairman Carlson said that the City still needs approval from TxDOT in writing before submitting landscape plans to the City.

Mr. Inge said he wants to use the 20 feet already on site, and doesn't want to use the TxDOT right of way, but will need it if the commission will not grant the variance.

Mr. Iweis said he doesn't want to use TxDOT for the landscape buffer if he can use the 20 feet on the property.

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Chairman Carlson asked why the building has to be 75 feet when the allowed building height is 35 feet. He also asked why they can't address the buffering distances since it requires one foot for every additional foot raised. So there are 40 feet that are not showing up on the design.

Mr. Iweis, petitioner, 1145 Bancroft Road, Keller, Texas.

Mr. Iweis said they did a study of the feasibility of the building. To take this building out and build another building requires more income to cover these costs. It will cost minimum of \$4,000,000 to build this. This will bring more taxes to the City compared to what is currently there.

Commissioner Henderson asked if he could explain what his plans are to address the parking issues because percentage-wise they are below the parking requirement for the size of this building.

Mr. Inge said they are 20 spaces deficient. One of the ways they plan to remediate that is because this is a mixed-use building, the bottom floor is going to be a coffee shop and prospective tenant will be a bank, and the upper floors will be medical offices, the coffee shop peak hours are morning and evening, whereas the medical offices will be 9:00 a.m. to 5:00 p.m., so they are hoping to see some trade-off of parking spaces.

Commissioner Henderson asked if he has statistics that will back that up. Coffee shops are busiest in the morning and traffic is lined up to get to them.

Mr. Iweis said that is before the medical offices open. He also talked with his neighbor down the street who is willing to give him 20 parking spaces for valet parking. Employees can park their cars in that spot.

Commissioner Henderson asked where the location of that building is.

Mr. Iweis said four buildings down to the south. Across the street from Waffle House. It's a small building on a big lot, so he has a lot of parking. They talked to TxDOT about the small property they own down the street, nobody is using it and they are willing to sell that. In the first three years, it will take time to meet all of the parking as they build the building. So he will have more time to acquire the land for more parking.

Vice Chairman Davis asked how many office-type spaces he anticipates having on those three floors.

Mr. Iweis said on average there will be about nine offices, three on each floor.

Commissioner Cawthorne asked if the coffee shop will have a drive-thru.

Mr. Iweis said yes it will. They could limit the seats inside to control the parking outside.

Vice Chairman Davis said if he has nine doctor offices, they will also have nurses and other office staff, so they are looking at about nine times five just to park the employees. Parking is a huge issue because people are being rotated in and out with the patients, and then there is already over 40 parking spaces taken for staff not including the coffee shop and the bank. Parking is almost wiped out just with employees.

Mr. Iweis said from his experience with this, the parking will never be full. The peak is different for difference businesses, but he can acquire more property for parking for the employees.

Chairman Carlson opened the public hearing at 7:50 p.m.

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Cindy Starr, 94 Regents Park, Bedford, Texas.

Ms. Starr said the building height is projected to be 75 feet and five stories. The neighbors she's spoken do are opposed to the height of the building because of being obtrusive and disruptive to the neighborhood. The five story mixed-use building with a coffee shop on the first floor, upper floors being medical offices and the top floor being residential, isn't something that fits the community.

Ms. Starr presented a video of a drone at 75 feet above the property.

She did some research on a website called Loopnet. 1.5 miles from this proposed building currently available is split between medical offices, restaurant space, and office space. There is 100,343 square feet of office space available. The average rent per square foot is \$13.71. The proposed building will rent at \$50 per square foot. As a former business owner, she would be looking at something more reasonable. The neighbors feel that the projections of this project are overstated at \$50 compared to what is available. This property is zoned Heavy Commercial. Raising the height from 35 feet to 75 feet, meeting the City's standards, results in an 85 foot building. She assumes that the City set this requirement to allow for privacy in the residential area and improved traffic flow. Parking is also a problem. She went over what was presented to the commission regarding the parking requirement and setbacks before the public hearing was opened. The properties along the east side of the property are subject to drainage issues and the replacement of a dilapidated fence. The height of the trees to be planted can affect the overhead power lines. Noise from the parking lot and drive thru become a concern. Excess lighting from the building and parking lot will affect the residents. Rodent control will become an issue because it's already an issue in the area. The residents in that neighborhood don't think that this building makes sense. They think it is completely out of place. The City of Bedford need to plan responsibly and develop for the future, and the citizens want to see responsible growth. A two or three story building would be acceptable. She asks the commission to keep the neighborhood as peaceful as it currently is.

John Starr, 94 Regents Park, Bedford, Texas.

Mr. Starr and his wife have lived in their house for about ten years. His parents owned the house before they did. When the McDonalds was there, his dad complained about the noise and lights from the parking lot. He became adjusted to it though. He elaborated on the building setback and parking requirements. The only reason why the businesses to the west are not in compliance in regards to setbacks is because of the highway expansion and taking of the properties so they are grandfathered in. He would like to see a business go in that spot but doesn't want a five story building in his backyard.

Commissioner Quigley asked if he would be okay with a three story building.

Mr. Starr said yes because three stories gets the building down to about tree-line height.

Terri Williams, 86 Regents Park, Bedford, Texas.

Ms. Williams said in the past few years the cul-de-sac has sacrificed two homes in the center of the horseshoe shape to the highway expansion project. They also acquired a sound barrier wall, tall freeway light fixtures, and two large metal cabinets that are property of AT&T. Nobody from governmental entities come to take care of the lawn or fences where the two houses were removed. Neighbors take care of it themselves. The building and traffic associated with it will be disruptive to

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the neighbors behind it. She thinks this project will be invasive and detrimental to the neighborhood. The Starbucks at highway 183 and Precinct Line Road has 55 parking spaces. There is a difference between 55 parking spaces at Starbucks and 70 parking spaces for a five story building with multiple use and is inadequate.

Dan Little, 201 Spring Lake Parkway, Haltom City, Texas.

Mr. Little represents Mr. Iweis with this project. He is a former resident of Bedford and was excited when he heard that someone wanted to develop at this location. Since McDonald's vacated that building, every business that has operated out of that building has failed. When he and Mr. Iweis went to the property there was drug paraphernalia and he's called the police out several times with crimes in progress. The cops find homeless people living in there all the time and drug paraphernalia in the yard. If there was a tenant taking care of the lot it wouldn't be an eyesore. This would be an improvement to Brown Trail. This proposed building would be a landmark of Bedford. There aren't very many good coffee shops around this area and he doesn't like Starbucks. Mr. Iweis's coffee shop, Kindred Coffee, is the best coffee shop in town. It is located in North Richland Hills. It is a great environment with several types of customers. There really isn't a place to go in and sit down and enjoy a cup of coffee. In regards to building rent, a new building costs more than an old building. Things change like the Wells Fargo building is now Happy State Bank. However, Brown Trail isn't going to change for the good. It was mentioned that trees will hit the power lines. Those trees aren't on this property. The fence has been there for 35 years. There hasn't been a rat on the property since Mr. Iweis has been there. Any rodents in the area are preexisting. There won't be any rodents where they will be. Mr. Little said to go to Kindred Coffee and it'll become their favorite coffee place. This will add to the quality of life. When the Cyprus trees are planted, it will block the building and the lights as well as provide clean air. Mr. Iweis brings in coffee from all over the world.

Mr. Starr said that there is a large representation from their neighborhood present at this meeting. Also, the building in his backyard is permitted through the City.

Phillip Hocutt, 81 Regents Park, Bedford, Texas.

Mr. Hocutt moved into his house two years ago. If the building is built, he will walk out his front door and see a five story building. A one or two story building would work and be better than what is already there. He is opposed to the five story building that is proposed.

Mr. Hernandez, 82 Regents Park, Bedford, Texas.

Mr. Hernandez said he doesn't believe that this building will be a landmark and people won't know that they are in Bedford unless there's a big sign on top of the building saying so. Also, the peak hours are assumptions and they don't know for sure what the busiest times will be for that building. The Starbucks on Precinct is always busy, regardless the time of day.

Elise Mandaville, 1836 Ravenswood Drive, Bedford, Texas.

Ms. Mandaville said one of the biggest concerns with this project is the parking and the applicants said they are going to valet about 20 cars. Her concern is that people are going to park in front of her house rather than park down the street to the building. She is also concerned about the kids and the elementary school in the area.

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Mr. Iweis said he visited Mr. and Mrs. Starr and said that he wants to be good neighbors and offered them whatever he could. He thought they were in agreement, but is surprised at the opposition at this meeting. Most of the people who are opposed to this are 100 feet away from the building. The building needs to be 50 feet away from residents. The Starbucks on Precinct doesn't have more than 20 parking spaces. It doesn't need that much parking for a coffee shop that has a drive thru. Coffee shops with a drive thru needs less parking than those without. There are water towers that are tall and right in the middle of neighborhoods.

Mr. Inge said that this property is already zoned Heavy Commercial and is already allowed for a 35 foot building, and can go up to 65 feet if stepped back one to one. That is the current zoning without asking for a PUD. So they can pull the building in from the east and only have a 10 foot setback on the west for commercial. There's going to be a building there, and it will be tall, they are just trying to make it as nice as they can.

Chairman Carlson closed the public hearing at 8:34 p.m.

Commissioner McMillan said her concerns are the same as they were the last time this case was presented to the Planning & Zoning Commission. This has never been about the design or use of this building. This building doesn't fit at this location. Bedford needs this type of development, but not at the expense of the neighbors. There are four major variances they are requesting for this site. This site needs to be developed but this proposed building isn't compatible.

Commissioner Henderson said the concern about parking is what happens when all of the parking spaces around the building is full and if it overflows to the neighborhood or other businesses in the area. There are four major variances, and the ordinance is set to control the growth in Bedford and ensure that everything is in harmony with each other. The building looks great, but doesn't fit in that location.

Chairman Carlson said this is the third application for this site in the past 15 years. This has been a difficult site to develop.

Motion: Commissioner McMillan made a motion to deny zoning case PZ-PUD-2019-50104.

Commissioner Henderson seconded the motion and the vote was as follows:

Ayes: Commissioners McMillan, Stroope, Henderson, Cawthorne, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: Commissioner Quigley

Motion approved 6-0-1. Chairman Carlson recommended to deny zoning case PZ-PUD-2019-50104.

- 5. Zoning Case PZ-SUP-2020-50007, public hearing and consider a request to rezone Lots 2 and 3, Block 2, Grubbs Enterprises Addition from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit/New and Used Cars and Truck Sales and Service (H/SUP), specific to 3.2.C(8)d, allowing for the operation of motor vehicle sales and rental service. The property is located in the Master Highway Corridor Overlay District**

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(MHC) specific to Section 4.18 of the City of Bedford Zoning Ordinance. The property is generally located south of Airport Freeway and west of Brown Trail. (PZ-SUP-2020-50007)

Jayashree Narayana, Planning Consultant, presented Zoning Case PZ-SUP-2020-50007.

This is a request for the Grubbs Nissan property site just west of Brown Trail. The applicant is proposing to put another dealership in one of the buildings at this site. The business will be Uptown Pre-owned Super Center. This is consistent with the uses on the site already existing. They are maintaining all of the variances with the SUP that was approved in 2005.

Chairman Carlson asked if this is just a name change.

Jayashree Narayana said it is a name change and adding a new tenant.

Stacy Urban, 1036 Cambridge Court, Keller, Texas.

Mr. Urban has had a long time relationship with Eric Grubbs and had a Nissan dealership in Dallas for 12 years. He is a consultant for a dealership that has a franchise in Dallas on Mockingbird across from Love Field Airport. This vacant building is a former Chrysler Dodge building. The dealership in Dallas is too large of a building with not enough parking spaces. The rent is high and makes it difficult to operate profitably there every month. This building has been vacant for a number of months and the owner of the franchise thinks that this will be a good place to operate his dealership.

Chairman Carlson opened the public hearing at 8:46 p.m.

Chairman Carlson closed the public hearing at 8:46 p.m.

Motion: Commissioner Quigley made a motion to approve zoning case PZ-SUP-2020-50007.

Commissioner McMillan seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended to approve zoning case PZ-SUP-2020-50007.

ADJOURNMENT

Motion: Commissioner McMillan made a motion to adjourn.

Vice Chairman Davis seconded the motion and the vote was as follows:

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: None

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Motion approved 7-0-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 8:48 p.m.

**Todd Carlson, Chairman
Planning and Zoning Commission**

ATTEST:

**Kristtina Starnes
Planning & Zoning Assistant**