



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at
6:30 p.m. on Tuesday, July 10, 2018**
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Chairman Mike Dupuis called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner & Chairman Mike Dupuis
Commissioner & Vice-Chairman Scott Englert
Commissioner James Sudduth
Commissioner Lowell Sherman
Commissioner Howard Sanders

Commissioners absent: Commissioner David Grimes
Position 3 is vacant.

City Staff present: Community Development Director Ladis Barr
Jr. Planner/P&Z Liaison Jennifer Bonner

Commissioner Lowell Sherman gave the invocation and then led those present in the Pledge of Allegiance.

1. **Approval of Minutes:** Vice-Chairman Scott Englert moved to accept the minutes of the June 24, 2018, meeting. Commissioner Sherman seconded the motion. The commissioners voted unanimously to accept the minutes as presented.
2. **Election of officers:** Motion by Commissioner James Sudduth for the current officers (Chairman Mike Dupuis and Vice Chair Scott Englert elected on May 15th) to remain in office for another year. Second by Commissioner Lowell Sherman. The board voted unanimously (five to zero) to extend the term of current officers for one year.
3. **Public Hearings:**
 - A. **Zoning Request Z2018-11:** Chairman Dupuis opened the public hearing at 6:33 p.m. Staff began by stating that this item and the next are very, very similar to one another as they are across the street from each other. This application is for two (2) lots abutting a gas station and convenience store on the corner of Hall Road and Highway 175. The subject lots are on the corner of Avenue B and Highway 175 frontage road and are

currently rezoned R-5. The applicant is asking the zoning for both lot 17 and partial lot 18 be changed to C, Commercial. Lot 18 is partial because part of the lot was taken for Highway 175 right-of-way when it was built. Total area of the two (2) lots when combined is about 0.4-acres so should be large enough to some sort of commercial use. Staff is recommending that all properties along this portion of Highway 175 will eventually be commercial or retail. With existing adjoining commercial property, it makes the most sense for this change to go to Commercial instead of Local Retail.

Planner Bonner continued by stating that the next page of the Staff Report has several maps. The first is the Land Use Plan which calls for three (3) lots on this side of Avenue B to go to become a Retail use. This request is for only two (2) of those lots. These lots do not have access onto Hall Road – shown in orange on the Master Thoroughfare Map - but lots do both have access to Avenue B, which is easier to identify in the Zoning Map below. The Zoning Map also makes it easier to see how the existing Commercial property abuts the subject parcels. Going through the review criteria, there really aren't any issues to prevent this request as there is already highway frontage and visibility, access to water and sewer, matching an abutting zoning district. There is no development planned at this time that staff has been made aware of so there are no specifics that they can review against for that a development plan could provide.

There are fourteen (14) adjoining lots were notified plus public street and public highway. Adjoining owners were notified by mail. Newspaper ad was run. As of today, there have been no written or verbal responses to the notifications sent out other than the applicant who also owns other properties within the 200-foot notification boundary. The Staff Report has the land use table and an example motion language. Following the Staff Report in the packet is some maps printed from the online mapping portion of DCAD's website (one with an aerial photo, one without, and another copy of the one without then having the zoning districts added on to it); the application with several attachments about the lots provided with the application; a copy of the newspaper notice; a copy of the adjoining owner's notice; and list of adjoining property owners requiring notification. Chairman Dupuis asked if anyone had questions for staff. No response for the Commission.

Applicant Mr. Jack Wilson came to the podium. He stated that he and his wife brought the property about 10 years ago. Since he will be 89 in a few days, he supposed it was time to dispose of the property. He has nothing in mind at this point but wants to put something in that conforms, is decent, and won't clobber up the neighborhood. Mrs. Wilson had nothing to add when asked by the Chairman.

Chairman Dupuis asked for comments from the public. Mrs. Glenda Dupuis rose and spoke first. She lives at 104 Avenue C. Avenues B and C create a rectangular block that connects to the highway frontage road on the northeast end of both streets and Avenue A to Kaufman Street on the southwest end. Avenue A has no addresses on it. One of her concerns is that Avenue B will become a through street to Kaufman Street because exiting vehicles will not be able to go back to Hall Road since the frontage road is one

way in the direction away from Hall Road. Her other concern is that the lot will develop for a 24-hour fast food restaurant which would bring a lot of activity into the neighborhood. The lots are not very large. She can understand Mr. Wilson wanting to develop the property at the end of his career. She also can understand that properties along the frontage road being some sort of business. She isn't sure whether this is the time and place to raise these concerns since there isn't any plan yet, but she really is concerned about a 24-hour fast food place. She would not appreciate being in her neighborhood because of how the traffic it brings would have a negative effect to her very old, very quiet, little neighborhood. She would like it to remain quiet. She would like the commissioners to think about these things before any huge decisions about what to allow to go there in the future. She thanked the Commission for letting her speak and then sat down.

Chairman Dupuis asked if anyone else wished to speak. Ms. Donna Martin of 301 Avenue C came to the podium. She apologized but she hadn't been to a city meeting before so wasn't sure what she was stepping into. She got a letter a few months ago. She called and asked about that and was told that at time that she wouldn't have to worry because she was residential. Now she gets this letter and it is showing the property behind her house. Her house is shown in this blue square (labeled Commercial) and she wants to know what is going on. No, she doesn't want a fast food restaurant going in behind her house. She doesn't think some of the other neighbors know or understand what is going on. Again this is her first time at a city meeting. Continued referencing the letter from a couple months of go again. If Putnam was extended, it would go straight into her house. No, she doesn't want any kind of business going in behind her house. Doesn't know what else to say. Ms. Martin sat down. Chairman Dupuis thanked her for her comments and asked if anyone else wished to speak. No one else rose and so the Chairman closed the public comment portion of the hearing at 6:43 p.m. He stated that members of the public are welcome to stay and listen but are asked not to comment or otherwise disrupt the meeting. The Commissioners discussion followed.

Chairman Dupuis asked Commissioner Lowell Sherman first for his thoughts. Commissioner Sherman asked about everything up to this point would all be Commercial. Building Official Ladis Barr stated that these properties already back up to existing Commercial (gas station and convenience store on the corner of Hall Road and the frontage road), so if approved, this request would extend the Commercial zoning to Avenue B along the frontage road. Vice-Chair Englert was asked for his comments. The Vice-Chair stated that he understands the concerns of the neighbors about traffic going through to Kaufman Street to get back to Hall Road. He also was looking at the table of uses and saw that fast food would require a special use permit, which would come back before this board again. With the rest of the property already being commercial, he can understand the request for these two (2) lots to each have a commercial zoning. Chairman Dupuis asked Commissioner Howard Sanders for his thoughts and comments. Commissioner Sanders stated that he also can understand the Commercial

request. But he also understands that since the neighbors are here and have concerns since there is no proposed specific plan, he thinks we need to figure out what is going to go in at this location to help the neighbors feel better about the zoning change. Chairman Dupuis asked Commissioner Sudduth if he had any comments and he stated that he did not. Vice Chair Englert asked Commissioner Sanders if his suggestion was to delay a zoning approval until the Commission knew what was proposed to go on the site. Commissioner Sanders replied that he felt that this is what the citizens were asking for.

The Chair said that everyone on the commission except him had had their chance to speak, but as a resident of the neighborhood, he needed to now excuse himself from the room so that a decision could be made. Vice Chair Englert took over the meeting and asked for a motion from the Commission. Commissioner Sudduth moved to approved the request as submitted. Commissioner Sherman seconded the motion. A vote was cast by the raising of hands. Two (2) commissioners voted in favor (Sudduth and Sherman) of recommending approval and two (2) commissioners voted against the motion (Sanders and Englert) which resulted in a tie vote. As only four (4) commissioners were present during the vote, the resulting recommendation of the Planning and Zoning Commission to City Council is neutral (neither for nor against). The Vice Chair asked staff what he needed to do with the results. Planner Bonner stated nothing, because City Council must work with the results of the vote. Chairman Dupuis was asked to return to the room by Official Barr and Vice-Chairman Englert provided him with the results of the vote. The Chairman announced the next piece of business.

- B. Zoning Request Z2018-12:** Chairman Dupuis opened the public hearing at 6:50 p.m. Junior Planner Jennifer Bonner began by stating that this item is across Avenue B from last item of business. This application is for three (3) lots. The subject lots are on the corner of Avenue B and Highway 175 frontage road and are currently rezoned R-5. The applicant is asking the zoning for both lots 8 and 9 and partial lot 9-A be changed to C, Commercial. Lot 9-A is partial because part of the lot was taken for Highway 175 right-of-way when it was built. Total area of the lots when combined is about 0.7-acres. These lots back-up to lots zoned Commercial but are being used as residences. This area also is expected to become Retail per the Land Use Plan, which shows four (4) lots on this side of Avenue B – but again the request is only for those three (3) lots owned by the applicant and closest to the highway.

Planner Bonner continued by stating these lots have the same type of review criteria answers – access to water and sewer, frontages and visibility on highway frontage road and Avenue B, abutting existing commercial zoning, no specific development plans at this time, etc. The lot farthest to the southwest – when looking at the zoning map – actually does not abut existing commercial property like the other two (2) lots, but are in the area identified on the Land Use Plan as becoming Retail. She stated she doesn't have addresses for the lots on Avenue C that back-up to these lots, but can clearly see on the 2009 Zoning Map that the first two (2) lots addressed on Avenue C side of this

block from the frontage road are zoned Commercial. She stated that she had made a mistake in the digital version of the packet by attaching the wrong Exhibits 2, 3, and 4 but had corrected them in the paper copies of the packets provided to the commissioners tonight. She ended her comments by summarizing the legal notifications and that only one (1) person other than the applicant (who is also an adjoining property owner) had submitted a written response and it was against the request.

Chairman Dupuis asked if Mr. Wilson had any comments that he wished to add. He replied no so the Chairman opened the floor for public comments. Mrs. Glenda Dupuis at 104 Avenue C rose to speak. She began by asking a question was that the last item just voted on was on the west side of Avenue B and about the gas station and convenience store on Hall. Chairman Dupuis replied that is correct. Mrs. Dupuis asked then this is the request for next door. The chairman responded that this request is for the opposite side of Avenue B from the last request. Mrs. Dupuis said that there is no Commercial on that side of Avenue B. The area is all residential. So what is zoned Commercial other than the nursery on the east side of Avenue C? Official Barr got up and went to the zoning map to show the members of the audience the commercial zoning. Planner Bonner explained that the first few lots on both sides of Avenue C are zoned Commercial but are being used residentially. Mrs. Dupuis asked how the zoning could have been allowed to happen. Planner Bonner said that she had recently found the 1978 zoning map and that it shows the lots she is asking about as being zoned commercially then so the zoning change was something that happened many years ago. Mrs. Dupuis asked if the City was planning on changing the use of those private houses into businesses. Official Barr responded that only the property owners can change the use of property. The City can only look at the zoning of the land and its development. Mrs. Dupuis wondered if the owners of the land zoned commercial even know that they are zoned that way. Planner Bonner said that this is the reason why she included a zoning map with the owners' notifications for the public hearings on tonight's agenda. Mrs. Dupuis said that she has lived in that area her entire life and never knew that there was commercial property in the neighborhood except for the nursery on the corner of Avenue C and the frontage road. She has a problem with there being commercial in the neighborhood. She wanted the addresses for the lots zoned commercial. Planner Bonner stated that she didn't have any addresses, but definitely the first two (2) lots on both sides of Avenue C are zoned Commercial. Mrs. Dupuis asked specifically about a pink brick house behind the nursery. Both Official Barr and Chairman Dupuis stated she only had limited time to mention her concerns. Mrs. Dupuis stated that she was very much against this request. Both Vice Chair Englert and Planner Bonner stated that all of the houses between the frontage road and Putnam Street are zoned Commercial in addition to the first two (2) lots on the west side of Avenue C from the frontage road towards Putnam. Mrs. Dupuis closed by saying she is against this request and will be going out into the neighborhood to bring everyone out to the City Council meeting. Chairman Dupuis asked if anyone else wished to speak.

Mr. John Martin approached the podium to speak. His mother has lived in this

neighborhood for quite a while. Regular citizens don't understand the paperwork. What does this mean for those that already live there? Official Barr said that the Commercial zoning allows certain types of uses. The property owner has to develop and use the property in a way that meets and fits into the Commercial zoning. Mr. Martin said so this is retail? Official Barr explained that the lots in question are currently zoned R-5, Residential Single Family. The request is to change that to Commercial, which would allow Local Retail and Commercial uses if the zoning change is approved. Mr. Martin doesn't really understand that. He wants to know if this is a residential neighborhood and has been for a long time, how can ...? And why does the City need more commercial? It already has plenty of little warehouses by Bruce Park and towards Malloy Bridge and nothing really looks all that good. Why are you wanting to put something in the middle of a neighborhood? Official Barr responded that tonight we are only looking at the zoning. The applicant has no particular use or plan in mind right now. Mr. Martin stated that if the applicant has no particular plan now, why do we need to change the zoning to Commercial? Shouldn't the voice of the people of the neighborhood be stronger than the one owner of the property. Official Barr stated that the use of the property is determined by the owner. And all he has done at this point is to request the zoning change. This commission and the City Council review the request and City Council makes the decision on whether to approve or not. Mr. Martin continued by asking then what happens to the residences and property that his parents own? What happens if the change is approved and a business moves into their backyard? It isn't like they bought the property with the business already there. He doesn't see how this could be allowed to happen to the residents. Official Barr stated that every city is going to have development. The zoning controls what uses are allowed in that location. Mr. Martin mentioned old downtown Seagoville and how everyone gave up on that location. Why can't development happen there? Don't try to move into a neighborhood where folks are trying to raise kids and grandkids. He stated this is his first time at a city meeting. He yielded floor to the next speaker.

Ms. Donna Martin at 301 Avenue C approached the podium to speak. She stated she has lived at this address for over 25 years. She has no idea when the property was zoned commercial. As far as she knew, it was a residential area when her and her husband moved in. If you are talking about her house – the second house off the frontage road along Avenue C – No, she doesn't want business in her backyard. She doesn't know how to go about getting her property zoned from commercial back to residential. She is totally against this request. She loves where she lives. It is home for her and where the grandkids come to visit. Neighborhood cook-outs and visits. No, there are plenty of places to go shopping in retail stores. Really upset. Against this request for commercial.

Chairman Dupuis asked if anyone else wished to speak. No one else approached the podium so he closed the public hearing at 7:03 p.m. He stated that members of the public are welcome to stay and observe, but are asked not to comment or otherwise disrupt the meeting. Since he lives in the neighborhood, he recused himself from the

room for the Commissioners' discussion which followed.

Vice-Chairman Englert asked Commissioner Lowell Sherman first for his thoughts. Commissioner Sherman asked about City Council role for clarification on the existing homeowners. He was trying to verify that all existing homeowners continue to use the property are they are now unless they choose to let the requested change affect them. Official Barr reminded the audience that they cannot comment when someone there started to speak. He then confirmed for Commissioner Sherman that the City Council has final say in this matter. Vice-Chairman Englert explained that P&Z is only making a recommendation to the Council. The recommendation may be for or against the request - or it could be a tie vote. But there is no effect on the zoning of the adjoining owners. Commissioner Sherman said there is no effect on the existing zoning of the adjoining owners. The Vice-Chair said that what is being looked at is just the zoning on the three (3) lots in the request. There is nothing we can do tonight on the other lots zoned Commercial, but that are being used residentially.

Vice Chair Englert asked for comments from Commissioner Sanders. Commissioner Sanders said he would need to hold the same position. Commissioner Sudduth asked Official Barr if when development comes in if the P&Z would be able to control the direction of exiting vehicles to only the service road. Official Barr stated that he didn't think there was anything in the codes that could control the direction of exiting traffic to only the frontage road. Commissioner Sudduth confirm that screening fence and other limitations would still be required between the commercial and residential properties when development occurs. Official Barr stated that yes, a 6-foot screening fence or wall would be required between residential and retail or commercial property. With no other commissioner comments, the vice-chair asked for a motion. With no response, he moved to deny the request to change the zoning from R-5 to C, Commercial zoning district. Commissioner Sanders seconded the motion. A vote was cast by the raising of hands. Two (2) commissioners voted in favor (Sanders and Englert) of recommending denial and two (2) commissioners voted against the motion (Sudduth and Sherman) which resulted in a tie vote. Commissioner Sudduth stated he voted the way he did because no person is ever going to build a house for a residence on the subject property so the land becomes vacant forever if not rezoned to retail or commercial. As only four (4) commissioners were present during the vote, the resulting recommendation of the Planning and Zoning Commission to City Council is neutral (neither for nor against). Chairman Dupuis was asked to return to the room by Official Barr and Vice-Chairman Englert provided him with the results of the vote. Planner Bonner stated to the members of the public still in the room, that if they received one of the letters she sent and has an opinion one way or another, please return the letter to her. She will be updating the response information before she forwards it to City Council's consideration. After a certain number of responses from the adjoining notified owners, City Council's decision is controlled by the public per state law. If they want their voice heard, they really need to respond to the letter sent. Other people outside the notification area can write their own letter to City Council as well as speak at that meeting, but the control is limited to those

in the notification area. The Chairman then announced the next piece of business.

- C. **Zoning Request Z2018-14:** Chairman Dupuis opened the item at 7:10 p.m. Junior Planner Jennifer Bonner began the Staff Report by stating that she would go a little more in-depth with this item since it has been a while since we have seen this type of project for review. There will be a few extra steps to get through this particular review. She has three (3) motions that will need to be addressed to each of the items that are being reviewed tonight. This item will be represented tonight by Harry Chapman of Noble RE, LLC and he also here on behalf of Franz Architecture for the shell of a building which is planned to house a Starbucks restaurant and drive-thru. Only the building shell and exterior items are being reviewed tonight in their request the approval of the site plan, building elevations, and the landscape and irrigation plan for the proposed structure. This lot is currently in the review process of platting for a property line adjustment between this lot and the lot to the east. The site is located between South Crestview Drive and the westbound service/frontage road for U.S. Highway 175 and between the Walgreens Pharmacy and the Tractor Supply businesses. The building will face U.S. Highway 175 so will have a site address of 140 South U.S. Highway 175. The proposed elevations in the submittal and tonight's packet match one of the company's standard façades.

Planner Bonner continued by stating that this site is in an area zoned PD-LR, Planned Development with Local Retail base zoning. The original PD language was adopted in September 1986 and requires 70% masonry of non-glassed areas. A copy of the proposed site plans, landscape and irrigation plans, and elevations/facades for the planned structure are attached in Exhibit 6. As mentioned a moment ago, the lot is going through a property line adjustment, but a revised drawing has not been submitted yet to address the staff's comments on that plat. What is in the packet on 11" by 17" paper in Exhibit 7 shows the recorded plat for Seagoville Corners III Addition showing the current lot shape and Exhibit 8 has the draft version of the property line adjustment showing the reduction of this lot to only the amount of area needed for the Starbucks. Staff recommends approving the site and concept plans with conditions – Planner Bonner will go over in more detail as she goes on - to make changes to fire lane turning radii and other site adjustments (primarily moving parking lot and other improvements out of easements). Staff recommends approving the site's landscaping and irrigation plans with condition to match changes mentioned to the site and concept plans. Staff recommends approving the building's shell and elevations because they are meeting the required 70% masonry exterior materials of the PD.

Moving on to page 2 of the Staff Report, the 2002 Future Land Use Plan and Map shows this area to be Retail. The lot will have access to both South Crestview Drive and the westbound service road of U.S. Highway 175. Crestview Drive is a fairly new street. The 2009 Master Thoroughfare Plan and Map calls for Crestview Drive to 80-feet of right-of-way, but when the road was built in the last couple of years, the agreement with Community Development at that time was build the street with 60-feet of right-of-way

and addition easements outside of the right-of-way on each side for utilities. While the Staff Report shows that we are asking for addition 10-feet of right-of-way with the property line adjustment plat, per discussion between Planner Bonner and Official Barr this afternoon, that addition right-of-way will not be required with the revised plat. Again, the proposed building elevations meet the 70% masonry requirement of the PD. No information has been provided on the interior of the building, but sufficient information has been provided for us to review the site and exterior of the building tonight. The reason staff keeps referring to the PD language requirements are because those were adopted in 1986 – twenty (20) years before the current language in the city code were adopted. There were no limitations in the PD language regarding what materials were acceptable for masonry materials. This week the architect was nice enough to provide a calculation table to show the area of each non-glass material types (wood and stucco) in each elevation. That table has been placed in the Staff Report as proof that the 70% minimum is being met.

Skipping to Exhibit 6, Planner Bonner showed the front row of parking along Highway 175's frontage road overlapping into both a water and sewer easement. The staff's request for relocation is to "slide" the improvements along the new eastern property line back away from the highway until that row of parking is out of the easements. This should then place the back row of parking closest to Crestview Drive so that the flume or curb-cut in the north corner of the parking lot right at the edge of the drainage easement that the site will need to drain to. Also there are some labeled radii that are too small for a fire truck to turn without running over something every time they come to the site. So these issues are generally minor and should be easy to fix. Exhibits 7 and 8 were discussed to show the lot size is being reduced but primarily reducing the amount of highway frontage. Exhibit 9 in the packet is a copy of the original PD language for reference. The masonry requirement is on page 3 in the middle of section 2. The rooftop mechanical equipment for the restaurant is actually going to be hidden by the nice tall parapet wall that is also helping to meet the masonry requirement – solving two (2) problems with one (1) item.

The Commissioners had limited questions. Vice-Chairman Englert confirmed that the 70% masonry requirement was on non-glasses areas of the elevations. Planner Bonner and Official Barr both stated yes. Commissioner Sudduth asked about the turning radii. Planner Bonner stated that she was asking that item be a condition of approval for the site and concept plans. Vice Chairman Englert stated that he was missing the Staff Report. Some of the other commissioners also stated that it was missing from their packet. Planner Bonner stated she can go make copies. The Commissioners said no because they could follow along with what she was describing. Vice Chair Englert asked that the applicant is also asking for approval of landscaping and irrigation plans in addition to the site/concept plans and elevations? Planner Bonner responded yes, staff prefers that all of these items are reviewed at one time by the P&Z so that the applicants don't need to come back at a future date to get the other approvals. She continued by stating that she is asking those items be approved separately so that any conditions that

the Commission adds to the approval are listed correctly in her notes and the meeting minutes. Official Barr added that they have exceeded the requirements for landscaping. Planner Bonner further added that the PD only requires 5% landscaping and city codes are much more restrictive and what are in the plans are well-over the requirements of what the City would require in other parts of town. Planner Bonner said she would hand her copy of the Staff Report to Vice Chairman Englert so he could keep each motion in order when Chairman Dupuis asked what items needed voted on. Planner Bonner re-stated that one motion would be for conditional approval of the concept/site plan with the modification to the site plan mentioned by staff (re-location and fire lane turning radii) earlier. Then a motion on landscaping conditional to the changes made to the site and concept plan. The final motion would be for the approval of the elevations.

Chairman Dupuis asked if anyone representing Noble was here that wished to respond to the Staff Report. Mr. Clay Christy of Clay Moore Engineering approached the podium first. He stated the plan is for a 2,000-square-foot Starbucks restaurant. The fire lane radius of concern may just be a dimensional issue and not necessarily something that is wrong, but they will check to make sure these get reviewed and corrected if necessary. The parking spaces are over a water and sanitary sewer easement. The parking lot for the business next door to the west also has parking in the area of these easements so they would like to discuss the possibility of allowing the site to remain locate as drawn to match next door. Don't see any issues that can't be worked out with city staff.

Mr. Harry Chapman of Noble RE, LLC came forward next to speak. He really didn't have anything to add. He is representing the developer and wanted to answer any other questions that the Commissioners might have that the civil engineer might not be able to answer. None of the Commissioners had any questions for either Mr. Christy or Mr. Chapman so both returned to their seats. Official Barr stated that yes, these utility easements do run through the Shell gas station property to the west.

Mr. Waylon Longino, developer, also came forward and introduced himself. He wanted to reiterate about the easements. As far as "sliding" the site back, Starbucks actually asked for the site improvements to be "slid" forward because they were concerned with a lack of visibility from being farther from the highway. This shrinks the outdoor patio seating area that they like to have, but were willing to give up in order to move the building closer to the highway. Anything we could do to not move the building back would be good.

Since no one else approached the podium the public hearing was closed at 7:24 p.m. He stated that members of the public are welcome to stay and observe, but are asked not to comment or otherwise disrupt the meeting. The Commissioners discussion began. Vice Chairman Englert mentioned that he has worked at places where parking was placed over an easement for a similar underground utility and when repairs had to be made there was insufficient parking spaces available. He would be in favor of moving parking off utility easements would be beneficial. As far as visibility to the frontage road is an

issue to be concerned about. Official Barr stated that since the adjoining property is over the easement, Staff can work with the developer to allow the parking to remain. Commissioner Sanders was okay with that decision. Once Commissioner Sudduth confirmed that Staff didn't have any heartburn about allowing parking in the easement and as long as the applicant was aware that parking will have to be dealt with when repairs have to be made to the underground lines, he also was okay with the decision. Commissioner Sherman had no additional comments.

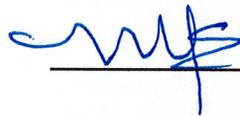
Chairman Dupuis asked for a motion. Vice Chairman Englert moved that the Commission approve the site and concept plans for Z2018-14. Commissioner Sanders seconded the motion. The vote was unanimously (five to zero) in favor of granting the approval.

Chairman Dupuis asked for a motion on the landscaping and irrigation plans. He reminded the Commissioners that the plans provided more landscaping than is required. No comments or discussion about these items were raised so Vice-Chairman Englert moved and Commissioner Sanders seconded the motion to approve the landscape and irrigation plans as submitted with no conditions. The vote was unanimously (five to zero) in favor of granting the approval.

Chairman Dupuis asked for a motion on the building elevations and façades. No comments or discussion about these items were raised so Vice-Chairman Englert moved and Commissioner Sudduth seconded the motion to approve the request for the building shell and elevations be approved as submitted. The vote was unanimously (five to zero) in favor of granting the approval.

Planner Bonner announced that City Council will meet on Monday, July 16th at 6:30 p.m. in this room. The next Planning and Zoning Commission meeting will be held on July 24th in this room. She stated that so far there is only one (1) public hearing item on that agenda. The City Council will meet again on Monday, August 6th at 6:30 p.m. and that meeting will include tonight's two (2) rezoning items.

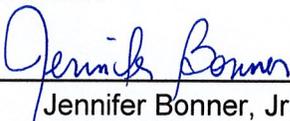
With no other business to address, Chairman Dupuis adjourned the meeting at 7:31 p.m.



Mike Dupuis

Planning and Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Jr. Planner and
Planning and Zoning Commission Liaison