



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 7, 2016
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

Larry Clark	Chairman
Brad Hearne	Vice-Chairman
William Boese	Member
Kay Ivey	Member
Cristy McCauley	Member
Ron Holland	Member

And

Jacquelyn Reyff, AICP	Planning & Development Manager
Patricia Rodriguez	Planning & Development Specialist
Denise Wilkinson	Economic Development Coordinator

With

Secretary Sergio Molina was absent with notice.

CALL TO ORDER

Chairman Clark called the meeting to order at 6:00 p.m.

INVOCATION

Mr. Hearne gave the invocation.

APPROVAL OF MINUTES

1. Minutes of regular meeting of April 5, 2016

Ms. McCauley made a motion to approve the minutes of the meeting of April 5, 2016 as written. Ms. Ivey seconded the motion with all members present voting aye.

PUBLIC HEARING

Planning and Zoning Case 16-04 Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner. Take 5 Oil Change, LLC, applicant.

Chairman Clark opened the public hearing at 6:02 p.m.

Ms. Reyff, Planning and Development Manager, explained the application and the staff report.

Scott Stone, American Engineering Associates; Henry Robert, Take 5 Oil Change; and Tim Donovan, VRE Denton, LLC, each gave a presentation of the proposal and were available to answer questions.

Tony Dalton, Tony's Express Wash & Lube; Jordan Moseley, America's Automotive; and Jim Moseley, Kwik Kar Lube Center spoke in opposition to the proposed Take 5 Oil Change.

No other public comment was received.

Planning and Zoning Case 16-07 Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.

Ms. Reyff, Planning and Development Manager, explained the application and staff report.

Kevin Mattson, Vaquero Ventures gave a presentation of the proposal and was available to answer questions.

No public comment was received.

Chairman Clark closed the public hearings at 6:40 p.m.

NEW BUSINESS

- 1. Consideration and action on Planning and Zoning Case 16-04:** Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.

After discussion, Mr. Holland motioned to recommend denial of Planning & Zoning Case 16-04 for a zoning change and SUP for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway. Mr. Hearne seconded, and the motion carried with the following vote:

AYES: Hearne, Ivey, Holland, Boese,
NAYS: McCauley
ABSENT: Molina
ABSTAIN: Clark

- 2. Consideration and action on Planning and Zoning Case 16-07:** Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.

After discussion, Ms. Ivy motioned to recommend approval of Planning & Zoning Case 16-07 for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway. Mr. Holland seconded, and the motion carried with the following vote:

AYES: Hearne, Ivey, Holland, Boese, McCauley
NAYS: None
ABSENT: Molina
ABSTAIN: Clark

- 3. Training Session for Planning and Zoning Commission Members regarding ethics and Special Zoning Districts.**

Ms. Reyff introduced Ann Bagley, FAICP, with Bagley Associates. Ms. Bagley briefed the Commission about ethics and Special Zoning Districts.

ADJOURNMENT

With there being no further business to discuss, Chairman Clark adjourned the meeting at 7:49 p.m.

APPROVED: this the 7th day of July, 2016.

SIGNED: this the 7th day of July, 2016.

APPROVED: Larry Clark
Larry Clark, Chairperson

ATTEST: Sergio Molina
Sergio Molina, Secretary