

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, AUGUST 1, 2011**

On the 1st day of August 2011, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

Charles Aman) Vice-Chair
Bill Bryan) Members
Joe Fuchs)
David Booe)
Mark Cyrier)
Michelle Lazo) Assistant Director Planning and Community Development
Melissa Younger) Assistant/Planning and Community Development

The following members were absent: Georgia Kidwell & Mary Ellen Schiermeyer constituting a quorum; at which time the following business was transacted:

I. Call to order- The meeting was called to order at 6:30 p.m.

Michelle Lazo discussed:

SP-11-01 GVW Resources, a site plan for Lot 2, Block 1 CVS Hurst Addition, being .805 acre located at 1225 Precinct Line Road.
Discussion followed

SP-11-05 Panera Bread, a site plan revision for Lot 3, Block 1 Denbina Addition, being 2.11 acres located at 1804 Precinct Line Rd.
Discussion followed

SP-11-06 Antwerp Shopping Center, a site plan for signage only for Lot 15, Block B, The Haven Addition, being .65 acres located at 124 Grapevine Hwy.
Discussion followed

II. Adjournment- The work session adjourned at 6:55 p.m.

APPROVED this the ____ day of _____, 2011

**Charles Aman, Vice-Chair
Planning & Zoning Comm.**

ATTEST:

Recording Secretary

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 1, 2011**

On the 1st day of August 2011, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

Charles Aman) Vice-Chair
Bill Bryan) Members
Joe Fuchs)
David Booe)
Mark Cyrier)
Michelle Lazo) Assistant Director Planning and Community Development
Melissa Younger) Assistant/Planning and Community Development

The following members were absent: Georgia Kidwell & Mary Ellen Schiermeyer constituting a quorum; at which time the following business was transacted:

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was led by Mark Cyrier.

1. Joe Fuchs moved to approve the minutes for the June 20, 2011 meeting. Bill Bryan seconded the motion. Mark Cyrier abstained and the motion prevailed by a vote of 4-0

2. SP-11-01 GVW Resources, a site plan for Lot 2, Block 1 CVS Hurst Addition, Being .085 acre located at 1225 Precinct Line Rd

GVW Resources representative, Frank Viola addressed the commission to Explain his plans and answer any questions.

Charles Aman opened the public hearing for SP-11-01. There being no one to address the commission, Mr. Bryan, made a motion to close the public hearing. The motion was seconded by Mr. Cyrier. The motion prevailed by a vote of 5-0.

Discussion followed.

After no further discussion Mr. Cyrier made a motion to approve SP-11-01 GVW Resources, a site plan for Lot 2, Block 1 CVS Hurst Addition, Being .085 acre located at 1225 Precinct Line Rd. With an addition of a screening wall between the lot & the apartment complex. Joe Fuchs seconded the motion. The motion prevailed by a vote of 5-0.

3. SP-11-05 Panera Bread, a site plan revision for Lot 3, Block 1 Denbina Addition, Being 2.11 acres located at 1804 Precinct Line Rd.

Panera Bread representative, Tony DiSanza addressed the commission to answer any questions about the proposed drive thru window and new signs.

Charles Aman opened the public hearing for SP-11-01. There being no one to address the commission, Mr. Bryan, made a motion to close the public hearing. The motion was seconded by Mr. Cyrier. The motion prevailed by a vote of 5-0.

Discussion followed.

After no further discussion , Mr. Bryan made a motion to approve SP-11-05 Panera Bread, a site plan revision for Lot 3, Block 1 Denbina Addition, Being 2.11 acres located at 1804 Precinct Line Rd. Mr. Fuchs seconded the motion. The motion prevailed by a vote of 5-0.

4. SP-11-06 Antwerp Shopping Center, a site plan for signage only for Lot 15, Block B, The Haven Addition, being .65 acre located at 124 Grapevine Hwy.

Antwerp Shopping Center representative, Jim Macons addressed the commission to discuss why he wants to relocate the sign due to the Tex-Dot expansion.

Charles Aman opened the public hearing for SP-11-01. Jordon Wall, a Hurst resident addressed the commission with his concerns about the visibility of the sign from his back yard. After looking at plans, Mr. Wall realized that he was concerned about the wrong sign and had no further objections. Mr. Cyrier, made a motion to close the public hearing. The motion was seconded by Mr. Fuchs. The motion prevailed by a vote of 5-0.

Discussion followed.

After no further discussion, Mr. Cyrier made a motion to approve SP-11-06 Antwerp Shopping Center, a site plan for signage only for Lot 15, Block B, The Haven Addition, being .65 acre located at 124 Grapevine Hwy. David Booe seconded the motion. The motion prevailed by a vote of 5-0.

There being no further business, the Chair declared the meeting adjourned at 8:00 p.m.

APPROVED this the _____ day of _____, 2011

**Charles Aman, Vice-Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary