

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
TUESDAY, SEPTEMBER 6, 2011**

On the 6th day of September 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:

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

All members were present 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-11-07 Blue Wave Express Car Wash, a site plan approval for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line Road.

SP-11-08 Brakes Plus, a site plan revision for Lot 2R1, Block 1 McGarry Plaza Addition, being .78 acre located at 1304 Precinct Line Road is being Postponed by applicant.

P-11-05 McNary Village Addition, a final plat of Tract 8A of the William Wallace Survey A 1705 to Lot 9, Block 1 McNary Village, being 1.0042 acres located at 309 Precinct Line Road.

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

APPROVED this the _____ day of _____, 2011

**Georgia Kidwell- Chair
Planning & Zoning Comm.**

ATTEST:

Recording Secretary

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 6, 2011**

On the 6th day of September 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:

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

All members were present 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 Mr. Joe Fuchs.

1. David Booe moved to approve the minutes for the August 1, 2011 meeting. Bill Bryan seconded the motion. The motion prevailed by a vote of 6-0. Georgia Kidwell abstained.
2. SP-11-07 Blue Wave Express Car Wash, a site plan approval for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line Road

Mr. Bryan Hall with Blue Wave Express Car Wash Company, located at 361 3rd Street, Suite A, San Rafael, California 94901, addressed the commission and presented a slideshow presentation for the commission.

Mr. Bryan Burger of Burger Engineering, representing Blue Wave Express Car Wash, expanded on the presentation and answered questions asked by commission members.

Discussion followed.

After no further discussion Mr. Fuchs made a motion to deny SP-11-07 Blue Wave Express Car Wash, a site plan approval for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line Road. Mr. Bryan seconded the motion. The motion failed by a vote of 2-5 with Mr. Fuchs & Mr. Bryan voting yes.

Georgia Kidwell asked if there were any other motions.

Mr. Charles Aman moved to postpone SP-11-07 Blue Wave Express Car Wash, a site plan approval for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line Road. Mr. Mark Cyrier seconded the motion. The motion prevailed by a vote of 6-1 with Mr. Fuchs voting no.

The commission asked that the City staff and council hold a joint meeting with P & Z to master plan the vacant land remaining after the US 183 expansion project.

The Comprehensive Zoning Ordinance states that P&Z “may defer (postpone) a case for not more than 60 days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon.” Thus, P&Z must make a recommendation by its October 31, 2011 meeting, “or it should be deemed to have recommended negatively to the proposal.”

3. SP-11-08 Brakes Plus, a site plan revision for Lot 2R1, Block 1 McGarry Plaza Addition, being .78 acre located at 1304 Precinct Line Road. Applicant is requesting postponement.
4. P-11-05 McNary Village Addition, a final plat of Tract 8A of the William Wallace Survey A 1705 to Lot 9, Block 1 McNary Village, being 1.0042 acres located at 309 Precinct Line Road.

Jason Rawlings of Miller Surveying represented Mr. Nguyen and addressed Commission to answer any questions about the platting of 309 Precinct Line Rd.

Discussion followed.

After no further discussion, Mr. Cyrier made a motion to approve P-11-05 McNary Village Addition, a final plat of Tract 8A of the William Wallace Survey, A 1705 to Lot 9, Block 1 McNary Village, being 1.004 acres located at 309 Precinct Line Road. Mr. Charles Aman seconded the motion. The motion prevailed by a vote of 7-0

There being no further business, the Chair declared the meeting adjourned at 7:55 p.m.

APPROVED this the _____ day of _____, 2011

**Georgia Kidwell-Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary