

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, OCTOBER 17, 2011**

On the 17th day of October 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)
Mary Ellen Schiermeyer)
Mike Morgan) Director Planning and Community Development
Melissa Younger) Assistant/Planning and Community Development

The following members were absent: Georgia Kidwell 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.

Mike Morgan discussed:
- II. SP-11-03 Mexican Inn, site plan approval for a portion of Lot 2, Block 1 Thousand Oaks South Addition, being 1.37 acres located at 700 Airport Freeway.
- III. SP-11-12 LD Bell Acitivity Center, site plan approval for a Lot 1, Block 1 L.D. Bell Addition, being 57.31 acres located at 1601 Brown Trail.
- IV. 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

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, OCTOBER 17, 2011**

On the 17th day of October 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)
Mary Ellen Schiermeyer)
Mike Morgan) Director Planning and Community Development
Melissa Younger) Assistant/Planning and Community Development

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

The meeting was called to order at 7:10 p.m.

The Pledge of Allegiance was led by Mark Cyrier.

1. Joe Fuchs moved to approve the minutes for the October 3rd, 2011 meeting. Bill Bryan seconded the motion. The motion prevailed by a vote of 6-0
2. SP-11-03 Mexican Inn, site plan approval for a portion of Lot 2, Block 1 Thousand Oaks South Addition, being 1.37 acres located at 700 Airport Freeway

Representative, Bobby Nowell addressed the commission on behalf of Chris Carol from Mexican Inn to explain the plans and answer any questions.

Charles Aman opened the public hearing for SP-11-03. There being no one to address the commission, Mr. Fuchs, made a motion to close the public hearing. The motion was seconded by Mr. Booe. The motion prevailed by a vote of 6-0.

Discussion followed.

Mr. Aman stated that the neon signage on the North side of the building could not be illuminated due to the neighborhood to the North and that only channel letters could be used for that side of the building with no illumination.

Mr. Booe asked about the entrance & exits to Mexican Inn and Mr. Morgan responded showing the site plan.

After no further discussion Mr. Booe made a motion to approve SP-11-03 Mexican Inn, site plan approval for a portion of Lot 2, Block 1 Thousand Oaks South Addition, being 1.37 acres located at 700 Airport Freeway, with the addition that no signage be used that has illumination on the North side of the building. Only channel letter can be used. Joe Fuchs seconded the motion. The motion prevailed by a vote of 6-0.

3. SP-11-12 LD Bell Activity Center, site plan approval for a Lot 1, Block 1 L.D. Bell Addition, being 57.31 acres located at 1601 Brown Trail.

Mr. Cyrier recused himself from the discussion of the case because he is an HEB School Board Member.

Representative, Tony Mancil from the architect firm for L D Bell High School addressed the commission to answer any questions about the new activity center.

Charles Aman opened the public hearing for SP-11-12. There being no one to address the commission, Mr. Bryan, 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.

Mr. Aman asked about the construction trucks and the route they would be taking. The commission wanted the access points to be off of the frontage rd and not in the neighborhoods. Visibility of the activity center from the neighborhoods was discussed. Mr. Mancil said that the baseball field and tennis courts blocks the majority of the view from the neighborhood.

After no further discussion, Mr. Fuchs made a motion to approve SP-11-12 LD Bell Activity Center, site plan approval for a Lot 1, Block 1 L.D. Bell Addition, being 57.31 acres located at 1601 Brown Trail. Mary Ellen Schiermeyer seconded the motion. The motion prevailed by a vote of 5-0.

4. SP-11-07 Blue Wave Express Car Wash, a site plan for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line

Representative Bryan Burger from Burger Engineering and owner Bryan Hall of Bluewave Express Car Wash addressed the commission to answer any questions and show a brief slideshow.

Charles Aman opened the public hearing for SP-11-07. Patti Smith on behalf of Scrubs Etc., a Hurst business addressed the commission with concerns about the visibility of their sign and any obstruction that landscaping might create. She also was concerned about whether or not they would be tied into the same sewer line as the Scrubs Etc building. Mr. Burger responded to the questions stating that there would be no issues with either. Mr. Cyrier made a motion to close the public hearing. The motion was seconded by Mr. Fuchs. The motion prevailed by a vote of 6-0.

Discussion followed.

After no further discussion, Mr. Cyrier made a motion to deny SP-11-07 Blue Wave Express Car Wash, a site plan for Lot 1A, Block A Olde Towne Square Addition, being 1.20 acres located at 1432 Precinct Line. David Booe seconded the motion. The motion prevailed by a vote of 6-0.

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