

MINUTES OF PLANNING AND ZONING COMMISSION FOR JUNE 22, 2004

MEMBERS PRESENT: Jan Russell, Dr. John Gage, Randy Jones, David Wright,
Tom Carson, & Bill Williams

MEMBERS ABSENT: Lupe Lozano

STAFF PRESENT: Roy Lewis & Marcia McLaughlin

VISITORS PRESENT: List on file

MEETING OPENED: 4:00 P.M. MEETING ADJOURNED: 4:50 P.M.

The First item of business was to call the meeting to order.

The Second item of business was Citizen Comments. There were none presented.

The Third item of business was to approve the minutes from the meeting of May 11, 2004.

Mr. Wright made a motion to accept the minutes as written with a second by Dr. Gage.

The motion carried by the following vote: AYES: Williams, Carson, Russell, Gage, Jones & Wright: NAYS: None: ABSENT: Lozano: ABSTENTION: None.

The Fourth item of business was to consider and make a recommendation for a variance to delete landscaping requirement for property located at 1500 N. Dixon St. for B-29 Investments, L.P. Case # PZ-14-04.

After a presentation by staff, and the representative for B-29 Investment company, the Commissioners made a recommendation to approve the landscape design with the following stipulations: Landscaping to include Texas native plants and must be maintained plants for one year from installation to insure survival.

Mrs. Russell made a motion to approve this item with stipulations and not require the irrigation regulation, with a second by Mrs. Lozano.

The motion carried by the following vote: AYES: Williams, Carson, Russell, Gage, Jones & Wright: NAYS: None: ABSENT: Lozano: ABSTENTION: None.

The Fifth item of business was a Site Plan Review - for the property located at 300 N. I-35 to develop an existing building site for commercial purposes to include a restaurant and a sports bar with an additional 5000 SF of lease space. Case # PZ-15-04.

After a presentation by staff, the Commissioners made a recommendation to approve with the following stipulations: the landscaping should match the Holiday Inn Express landscaping.

Mr. Wright made the motion to approve this item with the noted stipulations, with a second by Dr. Gage.

The motion carried by the following vote: AYES: Williams, Carson, Russell, Gage, Jones & Wright: NAYS: None: ABSENT: Lozano: ABSTENTION: None.

The Sixth item of business was to consider and make a recommendation for site plan approval for the property located at 801 N. I-35 to develop a commercial operation for a convenience store with fuel stations for large trucks and passenger vehicles. Case # PZ-16-04.

After a presentation by staff, the Commissioners made a motion to approve the Specific Use Permit, with the stipulation, that the drainage plans must be approved by the city engineer before a building permit can be issued.

Mrs. Russell made the motion to approve this item with the noted stipulation, with a second by Mr. Carson.

The motion carried by the following vote: AYES: Williams, Carson, Russell, Gage, Jones & Wright: NAYS: None: ABSENT: Lozano: ABSTENTION: None.

The Seventh item of business was the Staff Report with no action being taken.

Adjourned: 4:50 p.m.