



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 16, 2023
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:30 p.m.

ROLL CALL

Mike Arend	Place 1, Member
Quincy Adams	Place 2, Member
Jillian Giles	Place 3, Member
David Bry	Place 4, Member
Cristy McCauley-Blackburn	Place 5, Secretary
Karen Isbell	Place 6, Chairperson
Sharon Gehle	Place 7, Vice-Chairperson – Absent w/notice

And

Jan Hill	City Council Liaison
Randy Richards	Assistant Public Works Director
Jeannette Garcia	Planning and Zoning Coordinator

Other Council Members present:

Andrew Neal	Council Member, Place 4
Art Miner	Mayor

PUBLIC COMMENT

Chairperson Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present requesting to speak.

PUBLIC TESTIMONY FOR ACTION ITEMS

Chairperson Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present requesting to speak.

ANNOUNCEMENTS

REPORTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the April 19, 2023, Regular meeting of the Planning and Zoning Commission

Member Adams made a motion to approve the April minutes as presented and Member McCauley-Blackburn seconded the motion. Chairperson Isbell called for discussion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Bry, McCauley-Blackburn,
NAYS:	None
ABSENT:	Gehle
ABSTAIN:	None

The motion carried 5-0-1-0.

PUBLIC HEARINGS/ACTION ITEMS

1. **Z.23-03:** Public hearing to receive comments for or against a request for a zoning change from Local Business (LB) to Commercial (C), for property commonly known as 6900 Denton Highway, being Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for the zoning change for future commercial development in the Sanko Plaza. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Crest Commercial Real Estate, Cody Johnson.

Chairperson Isbell introduced Jeannette Garcia to introduce Case No. **Z.23-03**.

Ms. Garcia introduced the item as a request for a zoning change from Local Business (LB) to Commercial (C), as Crest Commercial Real Estate has received several inquires from tenants for various uses such as retail, thrift store, and massage. The referenced uses also require application for a Specific Use Permit. This being the case, Cider Property Inc. has submitted a request for the zoning change.

She noted a public hearing notice was published and posted by the City Secretary's Office, and all required notices were mailed to property owners located within 200 ft. of the subject property. A public hearing will also be held before the City Council on September 11, 2023.

Lastly, she introduced the owner, Mr. Kevin Ly of Cider Property Inc., as present to answer any questions the commission had.

Chairperson Isbell asked if any of the members had any questions, and with there being none she opened the public hearing at 6:35 p.m. and with no one wishing to speak she closed the public hearing at 6:35 p.m. and asked if the members had any other questions. With there being none, she called for a motion.

Member Arend made a motion to approve as written. Member Adams seconded the motion. Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Bry, McCauley-Blackburn,
NAYS:	None
ABSENT:	Gehle
ABSTAIN:	None

The motion carried 5-0-1-0.

2. **SUP.23-03:** Public hearing to receive comments for or against a request for a specific use permit for property commonly known as 6900 Denton Highway, Lot A2, Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for an ice and water kiosk in a Commercial (C) zoning district. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Frontier States Development Services, Mark Sellers.

Chairperson Isbell introduced Jeannette Garcia to introduce Case No. **SUP.23-03**. Jeannette began by thanking the members for being in attendance. As a reminder, she advised the item is a request for specific use permit to allow for an ice and water kiosk in a Commercial (C) zoning district. This property is located at 6900 Denton Highway.

To share a bit of historical facts, the applicant, Frontier States Development Services, submitted an application before the Council at a meeting held September 14, 2020, to allow for a zoning change from General Business (GB) to Commercial (C) with a specific use permit at the property known as 6531 Watauga Road, Regency Square shopping center to allow a use for the storage of ice and water for retail sale, described in Planning & Zoning case Z.20-02 w/SUP.

They now have made an application for the Denton Highway location and the Development Review Team (DRT) also supports this development at this location and recommends approval.

Again, all notices were published and posted by the City Secretary's Office.

The applicant, Mr. Mark Sellers, is available to answer any questions.

Chairperson Isbell asked if any of the members had any questions, and with there being none she opened the public hearing at 6:39 p.m. and with no one wishing to speak she closed the public hearing at 6:39 p.m. and asked if the members had any other questions or comments. With there being none, she called for a motion.

Member Adams made a motion to approve as written. Member Arend seconded the motion. Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Arend, Adams, Giles, Bry, McCauley-Blackburn,
NAYS: None
ABSENT: Gehle
ABSTAIN: None

The motion carried 5-0-1-0.

ACTION ITEMS

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 - None
Jillian Giles	Place 3 - None
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - New Board Member training & review of the Comprehensive Plan
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 - Absent

ADJOURNMENT

With there being no further items to discuss, Chairperson Isbell adjourned the meeting at 6:42 p.m.

APPROVED: this the 20th day of September, 2023.

SIGNED: this the 20th day of September, 2023.

APPROVED:


~~Karen Isbell, Chairperson~~
~~SHARON GEHLE, VICE CHAIRPERSON~~

ATTEST:


Cristy McCauley-Blackburn, Secretary

NOTE: Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.



PLANNING AND ZONING COMMISSION
RECOMMENDATION TO COUNCIL

PLANNING AND ZONING MEETING: **August 16, 2023**

1. **PLANNING AND ZONING CASE NO: Z.23-03:** Public hearing to receive comments for or against a request for a zoning change from Local Business (LB) to Commercial (C), for property commonly known as 6900 Denton Highway, being Lot A2 Block 6, of the Bunker Hill Addition; and consider action to allow for the zoning change for future commercial development in the Sanko Plaza. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Crest Commercial Real Estate, Cody Johnson.

RECOMMEND APPROVAL OR DENIAL:
APPROVAL ☒ **DENIAL** ☐

COMMENTS:

(REQUIRED FOR DISAPPROVALS)


Cristy McCauley Blackburn - Secretary


Karen Isbell - Chairperson



PLANNING AND ZONING COMMISSION
RECOMMENDATION TO COUNCIL

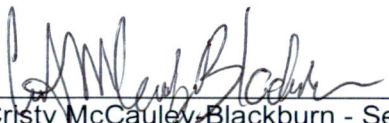
PLANNING AND ZONING MEETING: **August 16, 2023**

1. **PLANNING AND ZONING CASE NO: SUP.23-03:** Public hearing to receive comments for or against a request for a specific use permit and consider action on a preliminary report concerning a request for 6900 Denton Highway, Lot A2, Block 6 of the Bunker Hill Addition, to allow for an ice and water kiosk in a Commercial (C) zoning district. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Frontier States Development Services, Mark Sellers.
- 2.

RECOMMEND APPROVAL OR DENIAL:
APPROVAL ☒ **DENIAL** ☐

COMMENTS:

(REQUIRED FOR DISAPPROVALS)


Cristy McCauley Blackburn - Secretary


Karen Isbell - Chairperson