



City of Keller

Planning & Zoning Commission

Meeting Minutes

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Monday, July 8, 2019

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER

Commissioner Leslie Sagar called the Pre-Meeting Briefing to order at 6:30 P.M.

The following Commissioners were present:

Carey Page

Ralph Osgood

Bob Stevens

Vernon Stansell

Paul Alvarado, Alternate (voting)

Bob Apke, Alternate (voting)

Chairperson Gary Ponder was absent. Staff present included Katasha Smithers, Planner I; Jerald Ducay, Planner I, Scott Bradburn, Planner I; Julie Smith, Community Development Director; Tracy Talkington, Police Captain; Chad Bartee, City Engineer; Alonzo Linan, Public Works Director, Matthew Cyr, Planning Technician.

PRESENT: 7 - Carey Page, Leslie Sagar, Vernon Stansell, Bob Stevens, Ralph Osgood, Paul Alvarado and Robert Apke

ABSENT: 2 - Chairperson Gary Ponder and Vice Chairperson Dave Reid

B. ADMINISTRATIVE COMMENTS

Prior to Staff giving the briefing regarding City Council action, Commissioner Leslie Sagar announced Chairperson Gary Ponder was out due to being under the weather and wished him a speedy recovery.

1. [Briefing regarding City Council action on Tuesday, July 2, 2019.](#)

Planner Smithers informed the Planning and Zoning Commission that City Council heard five items: two six-foot rod iron fences (unanimously approved),

the site plan amendment for the shade structure for the adoption center at the Police Department (approved unanimously), Marshall Ridge Tree Mitigation Plan amendments (denied five to two), and Gean Estates Tree Mitigation for Phase III (unanimously approved).

2. [Briefing regarding current DRC projects and Long-Term Projects.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D (1). Approval of the Minutes

Commissioner Page noted that on E-2 he was described as the chairperson, rather than a commissioner. Commissioner Stevens noted that Commissioner Osgood was attributed with a particular comment that actually had been said by him (Commissioner Stevens). Commissioner Sagar commented that on top of page four regarding the tree ordinance, she had stated “potential finds” rather than “finds.” Commissioner Sagar also noted that the phrase, “They were handled differently” was a statement rather than a question.

Item D (2). 34 Brenda Lane

Planner Smithers noted that the Windsor Estates Preliminary Site Evaluation had been approved by Planning and Zoning Commission in January. Commissioner Page noted that this proposed development is immediately across the street from an area in Southlake that floods consistently, and that the owners of these properties would be present to discuss the drainage issues. Commissioner Page commented that there was a question of where the water comes from, and the need to have a joint discussion between engineers and City Managers from Keller and Southlake. PWD Linan explained that he has been working with the applicant for months on their drainage plan, and they addressed the storm water requirements for their development. PWD Linan also stated there have been discussions ongoing between Southlake and Keller related to the drainage issues, but no resolution as of yet.

Commissioner Osgood asked if there were any other options that the Planning

and Zoning Commission had besides approval of the development. CDD Smith answered that there was no choice, because the proposed plat meets all the requirements. Commissioner Alvarado asked if the plat still had to come forward, even though there was no option but to approve, because the correct process required the Commission's review and action. When a plat meets all the requirements, by State law it must be approved. CDD Smith confirmed that this was correct. Commissioner Page asked if this (a plat that required no variances) was the only time that it does not have to go on for City Council approval. CDD Smith confirmed that information.

Item D (3). 1016 North Pearson Lane Zoning Change

Planner Smithers explained the Maguires' rezone request for a portion of their land from SF-36 to SF-20 located at the northwest corner of Pearson and Florence. Planner Smithers noted that the request met both the FLUP and UDC requirements for a zoning change. In this particular case, the Maguires were required to dedicate 50 feet of right-of-way for Pearson - a hardship that reduced their property by more than 11,000 square feet so that a subdivision meant only one lot would meet the SF-36 standards. The other lot would be just 28,000 square feet.

Commissioner Page asked if they were hooked up to septic. Planner Smithers responded that she was not certain but the applicant would be present for questions. Commissioner Page then stated that when you have a house on a corner, sometimes the location of the septic could be an issue and that the Commission should be aware of that before making a decision. Commissioner Sagar asked if information regarding the septic is not known, could the Commission table the item. CDD Smith responded that the Commission had that option. [Later, Planner Smithers shared that the sewer map did not indicate a septic system at this address.]

Item D (4). 630 Bancroft SUP

Planner Ducay explained that the applicant wished to build a 1000 square-foot

building for agricultural purposes (storing horse feed and a tractor).

Commissioner Page asked what the setbacks were off of Bancroft. Planner Ducay confirmed that it was 60 feet. Commissioner Page observed that it looked like the proposed building would be more than 60 feet back. Planner Ducay confirmed that it was 260 feet back. Commissioner Sagar noted that is behind the main house, almost as far back as the barn.

Item D (5). Equipment Share SUP

Commissioner Sagar mentioned that item D-5 had been tabled at the previous meeting, because it was not noticed properly. CDD Smith explained that the above-ground tank had not been included in the original notice. Commissioner Sagar and CDD Smith discussed the correct procedure to remove the item from being tabled.

Planner Bradburn briefly described the request for SUPs for the proposed business to be located at 1675 South Main Street and noted that the applicant was available for any questions.

Commissioner Page asked if the Fire Chief had any concerns about the above-ground fuel tanks. CDD Smith noted that the Fire Marshal reviewed the plans and had approved them. Per the plans, there would be a containment area in case of spill or tank failure. The Fire Department would also be doing inspections on the tanks. Commissioner Osgood asked if there was any spill response program. CDD Smith answered that the Fire Department does and such response and the related reporting is also regulated through the Texas Commission on Environmental Quality. Commissioner Osgood mentioned that by looking at the diagram, there did not appear to be adequate spill containment. Commissioner Page asked whether there were two tanks, since the diagram showed one, 1,000-gallon tank and one, 4,000 gallon-tank. Planner Bradburn responded that there were two tanks in one enclosure. CDD Smith stated that the questions related to containment need to be confirmed by the applicant.

Commissioner Page asked if the people living behind the property (zoned light industrial but with residential uses) had any objections. Planner Bradburn

responded that there had been no objections.

Commissioner Sagar asked if the applicant were approved, would they be coming back for a site plan approval. CDD Smith responded by stating that staff could approve the site plan unless there are variances. If any variances were requested, the site plan would have to come before the Commission and Council.

Item D (6). Complete Trailers SUP

Planner Bradburn gave a brief presentation for the SUP application for outside storage submitted by Complete Trailers. He told the Commission that the applicant would be present for questions. Commissioner Osgood asked whether approval of the SUP would also allow storage of personal items. Planner Bradburn responded it would not.

Planner Bradburn also explained that the Applicant is currently working with the Owner to bring the site up to code. Commissioner Page asked why the Applicant's request was being brought forward if the site was not already up to code. CDD Smith explained that the Applicant wanted to ensure that he would be allowed to use the property for outside storage before investing a significant amount of money to improve the property. She also explained that staff and the Owners of the property had met multiple times to discuss just what needed to be done so that the property would meet City code and could be leased.

D. ADJOURN

Meeting went into Recess

Meeting Reconvened

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER

Commissioner Sagar called the meeting to order at 7:06 P.M.

B. PLEDGE OF ALLEGIANCE

Commissioner Page led the Pledge of Allegiance to the United States Flag and the Pledge to the Texas Flag.

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

C. PERSONS TO BE HEARD

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action.

No one came forward, and Commissioner Sagar moved to New Business.

D. NEW BUSINESS

1. [Consider approval of the minutes of the Planning and Zoning Commission Meeting on June 24, 2019.](#)

A motion was made by Commissioner Carey Page, seconded by Commissioner Ralph Osgood, to approve Consider approval of the minutes of the Planning and Zoning Commission Meeting on June 24, 2019. The motion carried by the following vote:

AYE: 6 - Commissioner Page, Commissioner Sagar, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

ABSTAI 1 - Commissioner Stansell

N:

2. [PUBLIC HEARING: Consider approval of a Final Plat for Lots 27-36, Block A, Windsor Estates, being a replat of Lots 29, 34 and 36, Block A, Walker Addition, located on 5.0459-acres, on the west side of Marvin Drive, approximately 550-feet northwest of Marvin Drive and Florence Road intersection, addressed as 27 Marvin Drive, 28, 29, 30, 2308, 2309, 33, 2317, 35, and 36 Brenda Lane and zoned Single Family Residential - 36,000 square foot minimum \(SF-36\). Omar Oweis, Basem Nimri, Samuel Iweis, John Gabrielson, Jeffrey Warnken, Atlantic Luxury Homes and Pacific Luxury Homes, Owners/Applicants. \(P-19-0009\)](#)

Planner Smithers explained to the Commission that the proposed Final Plat met all UDC requirements. Under State of Texas requirements, the City of Keller was required to hold a public hearing, but, if no variances were requested and the

submittal met all UDC requirements, the Commission must approve the plat.

The applicant, Omar Oweis, came forward with comments about the overall project and how he has worked with staff to ensure all code has been met. He also stated that he feels that he and the other owners have done their fair share to help solve the drainage problems in the area.

Commissioner Leslie Sagar opened the public hearing.

Jim Mammon, a resident at 2325 Florence Road, stepped forward and expressed concerns about the drainage and detention pond in the area.

Pam Lane, a resident at 1008 Marvin Drive, also had drainage questions and concerns. She further explained that Marvin Drive is not in good condition.

Terry Thorne, a resident at 1963 Florence Road, also had concerns about the drainage for the proposed development.

Kerry Balthrop, a resident at 2333 Florence Road, had concerns about Marvin Road regarding upkeep and drainage.

Henry Kleespies, a resident at 1613 Pheasant in Southlake, had concerns about the size of the detention pond and the way the water is being diverted.

Sam Spence, a resident at 2605 Florence Road, stated that his main concern was that the new development would not help the current flooding problems in the area.

Brenda Kleespies, a resident of 1613 Pheasant in Southlake, stated that her main concern was that the detention pond was too small and the flooding would increase.

Commissioner Stevens made a motion to close the public hearing, seconded by Commissioner Stansell. The motion carried unanimously.

Omar Oweis, the applicant, stated to the Planning and Zoning Commission that he was a civil engineer and that the project was complex. He explained that he met all

the stringent regulations by the City of Keller. He reiterated that he was not a developer and planned to live in the development.

Commissioner Page asked who owned Marvin Drive and whether it was a City street. PWD Linan responded that the City does have dedicated right-of-way on the southern portion but not the north.

Commissioner Osgood asked who owned the north part of Marvin, and PWD Linan followed up by saying it was privately owned.

Commissioner Osgood asked if Brenda Lane was a publicly owned street. PWD Linan confirmed that it was.

Commissioner Page asked what would happen to the north part and noted that the south part would look nicer and be in better shape after it was improved than the north part.

PWD Linan answered that it would not look worse than any other road we have. PWD Linan added that Marvin Drive would be repaved with bar ditches, and that the detention pond was engineered to the appropriate size.

Commissioner Page followed up by asking if PWD Linan is in discussions with Southlake in terms of the drainage issues.

PWD Linan responded that he was reaching out to Southlake, but there were some significant challenges. Commissioner Page questioned why the lots were not being rezoned since they would not meet the necessary size requirements and whether that is because the lots are lots of record from the time of annexation.

Planner Smithers confirmed that was the case.

Commissioner Osgood asked PWD Linan where the water flowing through the subdivision would be redirected. PWD Linan answered that it would be directed

south and gave a brief explanation of how the water would flow. Commissioner Stevens asked where the new channel would empty out. PWD Linan explained how that process would work.

Commissioner Alvarado asked PWD Linan the status of the discussions between the Keller and Southlake, and followed up by asking if these discussions would need to be resolved before this particular development started.

PWD Linan responded that this development was independent of the ongoing discussions between Southlake and Keller.

Commissioner Alvarado stated that it would benefit the citizens of Keller and Southlake to be reassured that these problems would be resolved.

PWD Linan stated that he could not reassure anyone at that point in time. Omar Oweis explained that the development would not be adding any additional flow.

Commissioner Alvarado responded that he differed with that opinion due to potential catastrophic flooding and unforeseen issues.

Commissioner Stansell asked for clarification of where Marvin Drive would be paved, and asked how wide the drive would be. Omar Oweis pointed out on the map where it would be paved. He said it would have a 60-foot ROW.

Commissioner Sagar reminded the audience that the Commission was considering this Final Plat and that it would meet all UDC regulations. As such, the Commission was obligated to approve it. Commissioner Sagar also observed that staff had reviewed all the related drainage issues and that the Final Plat would clean up an anomalies between platted and unplatted lots.

A motion was made by Commissioner Bob Stevens, seconded by Commissioner Vernon Stansell, to close the public hearing PUBLIC HEARING: Consider approval of a Final Plat for Lots 27-36, Block A, Windsor Estates, being a replat of Lots 29, 34 and 36, Block A, Walker Addition, located on 5.0459-acres, on the west side of Marvin Drive, approximately 550-feet northwest of Marvin Drive and Florence Road intersection, addressed as 27 Marvin Drive, 28, 29, 30, 2308, 2309,

33, 2317, 35, and 36 Brenda Lane and zoned Single Family Residential - 36,000 square foot minimum (SF-36). Omar Oweis, Basem Nimri, Samuel Iweis, John Gabrielson, Jeffrey Warnken, Atlantic Luxury Homes and Pacific Luxury Homes, Owners/Applicants. (P-19-0009) The motion carried by the following vote:

AYE: 7 - Commissioner Page, Commissioner Sagar, Commissioner Stansell, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

3. [PUBLIC HEARING: Consider a request to rezone from Single Family Residential - 36,000 square-foot minimum \(SF-36\) to Single Family Residential - 20,000 square-foot minimum \(SF-20\), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. \(Z-19-0001\)](#)

Planner Smithers explained to the Commission that the proposed Final Plat met all UDC requirements. Under State of Texas requirements, the City of Keller was required to hold a public hearing, but, if no variances were requested and the submittal met all UDC requirements, the Commission must approve the plat.

The applicant, Omar Oweis, came forward with comments about the overall project and how he has worked with staff to ensure all code has been met. He also stated that he feels that he and the other owners have done their fair share to help solve the drainage problems in the area.

Commissioner Leslie Sagar opened the public hearing.

Jim Mammon, a resident at 2325 Florence Road, stepped forward and expressed concerns about the drainage and detention pond in the area.

Pam Lane, a resident at 1008 Marvin Drive, also had drainage questions and concerns. She further explained that Marvin Drive is not in good condition.

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Commissioner Page questioned why the lots were not being rezoned since they would not meet the necessary size requirements and whether that is because the lots are lots of record from the time of annexation.

Planner Smithers confirmed that was the case.

Commissioner Osgood asked PWD Linan where the water flowing through the subdivision would be redirected. PWD Linan answered that it would be directed south and gave a brief explanation of how the water would flow. Commissioner Stevens asked where the new channel would empty out. PWD Linan explained how that process would work.

Commissioner Alvarado asked PWD Linan the status of the discussions between the Keller and Southlake, and followed up by asking if these discussions would need to be resolved before this particular development started. PWD Linan responded that this development was independent of the ongoing discussions between Southlake and Keller. Commissioner Alvarado stated that it would benefit the citizens of Keller and Southlake to be reassured that these problems would be resolved. PWD Linan stated that he could not reassure anyone at that point in time. Omar Oweis explained that the development would not be adding any additional flow. Commissioner Alvarado responded that he differed with that opinion due to potential catastrophic flooding and unforeseen issues.

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and asked how wide the drive would be. Omar Oweis pointed out on the map where it would be paved. He said it would have a 60-foot ROW.

Commissioner Sagar reminded the audience that the Commission was considering this Final Plat and that it would meet all UDC regulations. As such, the Commission was obligated to approve it. Commissioner Sagar also observed that staff had reviewed all the related drainage issues and that the Final Plat would clean up an anomalies between platted and unplatted lots.

A motion was made by Commissioner Carey Page, seconded by Commissioner Vernon Stansell, to close the public hearing PUBLIC HEARING: Consider a request to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 20,000 square-foot minimum (SF-20), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. (Z-19-0001) The motion carried by the following vote:

AYE: 7 - Commissioner Page, Commissioner Sagar, Commissioner Stansell, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent \(50%\) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum \(SF-36\). Shane Clark, owner/applicant.](#)

Planner Smithers gave a brief presentation explaining the request to rezone a portion of the owners property from SF-36 to SF-20. The resulting lot would be over 28,000 square feet and thus met the intent of the Future Land Use Plan which required a minimum size of 25,000 square feet. The Owners, because they were required to provide a 50-foot ROW (thus reducing, along with other required easements, what would have been a 40,000-plus square-foot lot to just over 28,000 square feet), faced a hardship of meeting the underlying zoning (SF-36) requirements. The Owners had obtained the support of their neighbors and Staff had not received any opposition to the request.

The applicant, Mike Maguire, elaborated that he would like to keep the existing structure (a 1,600-square-foot home) and build a new home for their own use in the future. They planned on using the smaller home as a guest house for their Mother.

Commissioner Leslie Sagar opened the public hearing.

Terry Thorne, a resident at 1040 North Pearson, would like to see the existing structure stay, and voiced his support for the request.

Commissioner Page made a motion to close the public hearing, seconded by Commissioner Stevens. The motion carried unanimously.

Commissioner Osgood asked CDD Julie to explain spot zoning. CDD Smith explained in detail what spot zoning was and stated that this case would not be spot zoning, because it is adjacent to SF- 20 to the east. Commissioner Sagar asked if there had been any letters of opposition. Planner Smithers confirmed that there had not been any letters of opposition.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Carey Page, to close the public hearing PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent (50%) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Shane Clark, owner/applicant. The motion carried by the following vote:

AYE: 7 - Commissioner Page, Commissioner Sagar, Commissioner Stansell, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

5. [PUBLIC HEARING: Consider a recommendation for a Specific Use Permit \(SUP\) to allow the "rental of tools and machinery," the use of "outside storage", and to allow a "high risk or hazardous industrial use", specifically an above-ground storage tank on a 4.77-acre-lot on the east side of South Main Street, approximately 400 feet south from the intersection of South Main Street and Calverly Place, being Steelwright Addition, Lot 1A, Block 1, at 1675 South Main Street \(Account # 06427324\) zoned Light Industrial \(LI\), Roy Holdeman, applicant; Johnson-Keller, LLC, owner. \(SUP-19-0015\)](#)

Planner Bradburn gave a brief presentation about the request for an SUP for outside storage of commercial equipment used for development and fuel tanks. Bart Jetton, the applicant, told the Commission he was excited to operate his business in Keller. The applicant continued to explain what differentiated his company from their competitors (high quality equipment with sophisticated electronic tracking capabilities). He shared that the company planned on making the Keller site the southern regional office for the company.

Commissioner Sagar opened the public hearing. No one came forward.

Commissioner Stansell made a motion to close the public hearing, seconded by Commissioner Page. The motion carried unanimously.

Commissioner Stansell asked the Applicant who he viewed as his primary competitors. Bart Jetton responded that United Rentals was probably their primary competitor but did not offer the same services in terms of tracking. Commissioner Stansell, stated that he would recuse himself since he had family working for United Rentals.

Commissioner Stansell recused himself from Item D-5.

Commissioner Page asked for clarification on the fuel storage tanks. Bart Jetton responded that one fuel tank is 4,000 gallons and the other tank is 1,000 gallons - both with electronic access. He clarified that they had been working with the City and had placed the tanks in the most secure place possible. Commissioner Page asked if it would be all diesel or also gasoline. The Applicant responded gasoline and diesel. Commissioner Page stated that he is in favor of the company coming here and leasing these lots for equipment (especially skid steers).

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Carey Page, to close the public hearing PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to allow the "rental of tools and machinery," the use of "outside storage", and to allow a "high risk or hazardous industrial use", specifically an above-ground storage tank on a

4.77-acre-lot on the east side of South Main Street, approximately 400 feet south from the intersection of South Main Street and Calverly Place, being Steelwright Addition, Lot 1A, Block 1, at 1675 South Main Street (Account # 06427324) zoned Light Industrial (LI), Roy Holdeman, applicant; Johnson-Keller, LLC, owner. (SUP-19-0015) The motion carried by the following vote:

AYE: 7 - Commissioner Page, Commissioner Sagar, Commissioner Stansell, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

6. [PUBLIC HEARING: Consider a recommendation for a Specific Use Permit \(SUP\) to allow the use of "outside storage" for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverly Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street \(Account # 04986458\) zoned Commercial \(C\). Complete Trailers, applicant; Woodall Properties, owner \(SUP-19-0016\).](#)

Planner Bradburn gave a brief presentation explaining that the SUP request was for the outside storage of trailers. Chance Coronado, applicant, introduced himself and explained his business. Complete trailers makes high-end trailers for a variety of end-users from law enforcement to horses.

Commissioner Sagar opened the public hearing. No one came forward.

Commissioner Stansell made a motion to close the public hearing, seconded by Commissioner Apke. The motion carried unanimously.

Commissioner Apke expressed his support for the SUP for this Applicant. He offered that the Applicant had discussed in great detail his business with a nearby business owner, so the owner would understand what he wanted to do. Commissioner Apke appreciated his reaching out to his neighbors.

Commissioner Alvarado thanked the Applicant for his patience with the SUP process.

Commissioner Page asked where the Applicant manufactured the trailers. The Applicant responded that they manufacture in Indiana. Commissioner Page asked if they had a design team in each location, and the Applicant confirmed that they did. Commissioner Page asked how the basic models were selected. The Applicant responded it was based on the customer's preference. Commissioner Stansell asked if their model was

specialized trailers only for sale. The Applicant answered that this was correct.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Robert Apke, to close the public hearing **PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to allow the use of "outside storage" for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street (Account # 04986458) zoned Commercial (C). Complete Trailers, applicant; Woodall Properties, owner (SUP-19-0016).** The motion carried by the following vote:

AYE: 7 - Commissioner Page, Commissioner Sagar, Commissioner Stansell, Commissioner Stevens, Commissioner Osgood, Commissioner Alvarado and Commissioner Apke

E. ADJOURN

Commissioner Leslie Sagar adjourned the meeting at 8:31 P.M.

Chairperson

Staff Liaison