

Exhibit 8
August 27, 2014
Planning & Zoning Draft Minutes

1 bars that get melted down into the process, it all gets melted up and none gets wasted off of the
2 property. Stewart stated there are a lot of industrial uses in the area.

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4 Briggie stated in the backup materials it states three cycles of trucks per day; Briggie questioned
5 how many trucks are in a cycle. Jeff Pieper, President of Edsco, stated those trucks handle loads
6 of ungalvanized materials going out and returning. There is only one truck at a time. Briggie
7 questioned the three cycles. Pieper stated there is only one truck per cycle. There are also other
8 trucks for other uses within Edsco; however, there is only one truck for this process.

9
10 Bentley questioned if Edsco owns both properties of land. Pieper stated that is correct. Strange
11 questioned how long the applicant has been in the process of this request. Stewart stated the first
12 meeting for this request began on June 6, 2013. Strange questioned approximately how much
13 money has been spent on this request. Pieper stated approximately 40,000-50,000. Strange
14 acknowledged.

15
16 Briggie questioned the Future Land Use Map, questioning the plan for this area with the Denton
17 Plan 2030; Berry stated staff is currently working on the Future Land Use Map, and staff plans to
18 keep this area as a business, professionalization, office, and technology district. Schaake
19 questioned even with the industrial uses in the area. Berry stated a lot of those uses were present
20 to that area prior to 2002.

21
22 Schaake opened the Public Hearing; there was no one to speak on the item. Schaake closed the
23 Public Hearing. Bentley stated he would like to make a motion. Schaake stated the motions need
24 to be made separately for the three items.

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26 Commissioner Brian Bentley motioned, Commissioner Frank Conner seconded to approve the
27 CA14-0003 request. Motion carried (5-2). Commissioner Brian Bentley, aye, Commissioner
28 Frank Conner, aye, Chair Jean Schaake, aye, Commissioner Thom Reece, aye, Commissioner
29 Jim Strange, aye, Commissioner Devin Taylor, nay, and Commissioner Amber Briggie, nay.

30
31 C. [Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request on an approximately 2.95 acre parcel from Regional Center Commercial Downtown \(RCC-D\) to Industrial Center General \(IC-G\). The subject property is generally located on the west side of Worthington Drive, north of Barcelona Street and south of Schuyler Street being Lot 3, Block A of the Hull Addition. This is part two of a three-part request including CA14-0003 and S14-0004. \(Z14-0014, Edsco, Michele Berry\)](#)

32 This presentation was heard during Public Hearing item 2B. Taylor stated he is glad to see Edsco
33 extend their business. Taylor stated out of all the possibilities galvanizing is probably the safest.
34 There are a lot of other processes that are a greater issue. Taylor stated he has an issue with the
35 map of the first two cases of this request, in the comprehensive plan there is approximately a
36 three acre island with high industrial uses. If all of the properties to the west of Worthington
37 Drive were to be rezoned to uses that would support this; but he doesn't see cutting three acres to
38 declare it have a different use than the hundreds of surrounding acres. Taylor stated this is an
39 example of spot zoning.

1 Commissioner Brian Bentley motioned, Commissioner Frank Conner seconded to approve the
2 Z14-0014 request. Motion carried (5-2). Commissioner Brian Bentley, aye, Commissioner Frank
3 Conner, aye, Chair Jean Schaake, aye, Commissioner Thom Reece, aye, Commissioner Jim
4 Strange, aye, Commissioner Devin Taylor, nay, and Commissioner Amber Briggie, nay.
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D. [Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit for a heavy manufacturing use. The subject property is an approximately 2.95 acre parcel, generally located on the west side of Worthington Drive, north of Barcelona Street and south of Schuyler Street being Lot 3, Block A of the Hull Addition. This is part three of a three-part request including CA14-0003 and Z14-0014. \(S14-0004, Edsco, Michele Berry\)](#)

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7 This presentation was heard during Public Hearing item 2B. Taylor stated he would like to
8 motion to approve this request with the conditions that it is limited to only Edsco and that the use
9 can only be hot dipped galvanization. Briggie stated she would second. Lockley stated those are
10 typically uses permitted under conditional requirements. Lockley stated there was no discussion
11 as to what types of requirements would be set. The traffic, emissions, and other items were not
12 discussed. Lockley stated staff recommended denial and there were no conditions for approval.
13 Lockley stated this Commission can move forward with this vote with the only conditions being
14 those listed by Taylor. Briggie thanked Stewart on his pollutants briefing. She stated she agrees
15 with Taylor on this request being considered spot zoning. Briggie stated she felt comfortable
16 with moving forward with the SUP since it all her concerns were addressed. Bentley requested a
17 friendly amendment to Taylor's motion. Bentley referred to the backup materials that showed a
18 potential for a rainwater runoff issue between the two separate properties, a retaining tank might
19 need to be added or a replat the site to one lot. Bentley stated he would like to see the site
20 replatted into one lot. Bentley apologized for the possible time period that would be added based
21 on the replatting process. He stated this would limit the possibility that these properties are sold
22 off in the future or the ownership changes. Bentley stated he would also like to block any
23 possibility that the applicant goes before the Health and Buildings Standards Commission
24 (HaBSCo) to lessen their environmental requirements.

25 Leal stated the HaBSCo is a different board, and this condition Bentley is requesting is a general
26 that is preventing them to take that option to another City board to lessen their requirements.
27 This might be beyond this Commission's scope or duties. Leal stated this doesn't seem like
28 something the applicant has the right to go before HaBSCo to appeal. Bentley stated he has seen
29 it happen before in the past in order for the applicant to save money. Schaake stated that goes
30 beyond this Commission's scope. Bentley stated it is okay to remove that suggested condition;
31 this is just a recommendation to City Council. He stated staff could put a notation to Council and
32 they could handle it how they chose too. Taylor stated he would accept the friendly amendment
33 presented by Bentley, Briggie agreed.
34

35 Schaake stated in regards to the replatting the SUP are is just applying to one parcel. Conner
36 questioned how much work would be required to replat the parcels into one lot. Schaake
37 questioned how they could replat across two different zoning districts. Berry stated the process
38 would take a few months. Edsco would be required to submit building permits, and that would be
39 a few months as well. Schaake stated she doesn't feel this is a friendly amendment; Schaake