

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of May 7, 2026**

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Rusty Pendleton, Vice Chair
Terry Sullivan
Dave Hermon
Greg Kramer
Lou Sartor

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Roten, Planner
Ed Green, Director of Dev. Svcs.
Brian Passwaters, Community Services Division Mgr.
Glendy Kidwell, Community Development Program Spec.
Joe Haefner, Asst. City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer
Zackery White, Police Commander
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 5-Acre Tract Zoned Planned Development District 212 (PD-212) For The (LR-2) Local Retail District And Located At The Northwest Corner Of North Josey Lane And Parker Road; To Repeal And Replace Ordinance No. 4207, Reestablishing PD-212; To Allow “Automobile, Motor Vehicle, And Watercraft Parts Sales” For Building B (4815 North Josey Lane) Without A Special Use Permit, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2026-061 AutoZone Auto Parts Store.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He reviewed the location and zoning map. He described Building B on the site plan and advised that a special use permit is generally required in the LR-2 Zoning District. The request is to amend the planned development to allow modified conceptual

plans, revised development standards, and allow the proposed use without the need for a special use permit. Conceptual plans and elevations were provided. Mr. McCauley stated no comment cards were received from the public. Staff is recommending approval with stipulations.

Commissioner Doyle confirmed with Mr. McCauley that the elevations as provided reflect the orientation of the store.

Melissa Huffman, 207 La Jolla Cove, Westworth Village, TX, owner and developer, spoke about the project and was present for questions.

Chair Windrow opened the public hearing. There were no speakers.

*** Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2026-061 AutoZone Auto Parts Store with staff stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 9-0.**