



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final - Draft Planning and Zoning Commission

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Monday, June 1, 2015

6:00 PM

Council Chambers

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### Call To Order

Chairman Garrett called the meeting to order at 7:00 p.m. in the Council Chambers.

**COMMISSIONERS PRESENT:** Chairman Tommy Garrett; Vice-Chairman Bill Moser, Secretary Ed Gray, Commissioners Kurt Johnson, Lynn Motley, Phil Philipp, Dr. Juan Perez, and Charlie Womack

**STAFF PRESENT:** Bill Crolley, Executive Director; Jim Hinderaker, Chief City Planner; Denice Thomas AICP, Senior Planner; Doug Howard, Senior Planner; Steve Alcorn, Assistant City Attorney; and Daon Stephens, Transportation Planner

### Invocation

*Vice-Chair Bill Moser gave the invocation.*

### Consent Agenda - Disapproval of Plats without Prejudice

Vice-Chairman Moser moved, seconded by Secretary Gray, to disapprove plats without prejudice as shown in Item 1 on the agenda; approve Items 2 through 7 on the Consent Agenda and remove Item 8 for individual consideration, and postpone Items 9, 10, 11, and 12 on the Public Hearing Postponement, Recess, and Continuations. The motion carried unanimously.

- 1**      [15-4683](#)      Disapproval of plats without prejudice
- P150701 - Preliminary Plat - Meadow Park Addition
- P150702 - Final Plat - GSW Bardin Addition
- RP150701 - Replat - Christian Acres, Lot 1R-1
- RP150702 - Replat - Hayman Addition, Lot 1R, Block 1
- RP150703 - Replat - Stellar Way Addition
- Approved**

**Public Hearing Consent Agenda**

- 2      [15-4710](#)              Approval of Minutes of the May 4, 2015 P&Z meeting.
- Approved**
- 3      [15-4687](#)              P150601 - Final Plat - Bush & Pioneer Centre Addition, Lots 1-11, Block A (City Council District 2). Consider a request to approve a Final Plat creating eleven (11) non-residential lots for the development of Walmart and other retail sales and service uses on 32.39 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of S.H. 161 and Arkansas Lane. The property is also located within the S.H. 161 Corridor Overlay District. Note: A proposed zone change of the property from Commercial (C) District to a planned development with commercial uses and standards is currently under review. The agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the owner is Michael Allan, Wal-Mart Real Estate Business Trust.
- Approved**
- 4      [15-4688](#)              P150603 - Preliminary Plat - GSW Bardin, Lots 1-2, Block 1 (City Council District 4). Consider a request to approve a Preliminary Plat creating two (2) non-residential lots on 16.37 acres. The subject property, zoned PD-45 for commercial uses, is located at the southwest corner of Bardin Road and S. Great Southwest Pkwy. The property is also located within the I-20 Corridor Overlay District. The owner/applicant is Sands Harris, GSW Bardin LLC.
- Approved**
- 5      [15-4689](#)              P150604 - Final Plat - River Park 1100 Addition, Lot 1, Block 1 (City Council District 1). Consider a request to approve a Final Plat creating one (1) non-residential lot on 15.02 acres. The subject property, zoned Light Industrial (LI) District, is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP.
- Approved**
- 6      [15-4690](#)              RP150603 - Replat - Trinity Crossing Addition, Lots 1-2, Block A and 5-J Addition, Lot 1R1, Block A (City Council District 1). Consider a request to approve a Replat creating three (3) non-residential lots on 35-acres. The subject property, zoned Light Industrial (LI) District, is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The applicant is Clayton Strolle, PKCE and the owner is Chris Jackson, Stream Realty Acquisition LLC.
- Approved**

- 7      [15-4691](#)      TA150601 - Text Amendment - Article 12 Text Amendment: Residential Replats. A text amendment modifying Article 12 of the Unified Development Code clarifying the minimum legal notice standards of residential replats. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

**Recommended for Adoption**

- 8      [15-4692](#)      TA150602 - Text Amendment - Consider a request for the approval of a Text Amendment establishing Section 6.2.4: Outdoor Dining Areas within Appendix R: Central Business District No. 2 of the Unified Development Code. The proposed ordinance change would enable downtown restaurants to place outdoor seating areas on the public sidewalks that abut Main Street between NW 6th Street and Belt Line Road. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Mr. Hinderaker stated that this text amendment would allow outside dining areas from NW 6th Street and Beltline. He said the dining area would be within 42" of the building and 44 inches of sidewalk must remain clear. Mr. Hinderaker stated that Roma's restaurant had submitted an application for outside seating. The sidewalk at Roma's is 15'6"; Brass Bean is 8'6"; and Tuscany's is 9'. Chairman Garrett asked if there were any cases where the city would not let someone have outside dining. Mr. Hinderaker said the text amendment has three provisions: the restaurant must be located in Central Business District No. 2; it must be between NW 6th and Beltline; and it must be a building with a zero property line. Commissioner Womack asked if patrons could bring a dog. Mr. Hinderaker replied that would be allowed. He added there were some standards in place. For example, if the restaurant serves alcohol, the area must be coroned off to make a barrier between the diners and the pedestrians/public. Commissioner Womack asked if smoking would be allowed in the outside dining areas. Mr. Hinderaker replied that it most likely would be allowed. Commissioner Perez asked if any adjustments would be made to the speed limit on Main Street in this designated area. Mr. Hinderaker replied that at this time staff was not recommending changes in the speed limit. He said one of the goals is to encourage more pedestrian activity and if the speed becomes a problem, that can be reviewed. Mr. Stephens said that Main Street is part of the TXDOT right-of-way so any change in the speed limit would have to be coordinated with them. Vice-Chair Moser pointed out that Roma's has frontage on both Main Street and Center. Mr. Hinderaker stipulated that this text amendment would be for Main Street only.*

**Vice-Chair Moser moved, seconded by Commissioner Spare, to close the public hearing and approve Case TA150602 as presented. The motion carried unanimously.**

**Public Hearing Postponement, Recess, and Continuations**

- 9      [14-4242](#)      SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On May 4, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0). (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

**Postpone**

- 10     [15-4684](#)     SU150601/S150601 - Specific Use Permit/Site Plan - Church's Chicken - 2942 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

**Postpone**

- 11     [15-4685](#)     SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Consider the request for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The properties are zoned Light Industrial (LI) and General Retail (GR) Districts within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

**Postpone**

- 12     [15-4686](#)     Z150603 - Zoning Change - River Park 1100 (City Council District 1). Consider a request to approve a Zone Change to establish the Light Industrial (LI) District as the initial zone district classification to a 4.66- acre tract of land being added to the corporate limits of the City of Grand Prairie as a result of a boundary line adjustment between Grand Prairie and the City of Fort Worth. The subject property is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

**Postpone**

### Items for Individual Consideration

- 13     [15-4717](#)     P150602 - Final Plat - Nutritran Addition, Lot 1, Block 1 (City Council District 6). Consider a request to approve a preliminary plat to create a 1-lot non-residential subdivision. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation.

*Ms. Thomas stated that one of the minimum requirements for a final plat is to provide infrastructure and access to the newly created parcel and that has not been done at this time. She stated that staff is continuing to work with the applicant and adjacent property owners. Ms. Thomas said staff recommended denial of this plat.*

**Vice-Chair Moser moved, seconded by Commissioner Spare to close the public hearing and deny this request without prejudice according to the laws of the State of Texas with regard to the access and sewer easements. The motion carried unanimously.**

### Public Hearing

- 14     [15-4693](#)     S051101A - Site Plan Amendment - 1525 N. Belt Line Road (City Council District 1). Consider a request for approval of a site plan amendment to change the building materials on the existing convenience store. The 2.87-acre property located at 1525 N. Beltline Road, is zoned Planned Development No. 217 (PD-217) District, and is within the Interstate Highway 30 (IH 30) and Beltline Corridor Overlay Districts. The agent is David Bond, Spiars Engineering, the applicant is Allen Bell, RaceTrac, and the owner is Brian Thornton, Mountainprize Inc. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Ms. Thomas stated this case was a site plan elevation amendment to add stone to an existing building at the RaceTrac. The applicant proposes to upgrade the facade by the addition of stacked stone accents. Ms. Thomas said this case meets all the minimum requirements for the UDC, however, the PD and the Overlay District require Spanish style, but the existing building which was approved by the City Council is not in that style.*

Adam Caracci, 3225 Cumberland Blvd, Suite 100, Atlanta, GA, representing RacTrac, thanked the Commission and stated he was present to answer questions. He stated this is the first of three stores the company is planning to remodel in Grand Prairie.

Commissioner Motley asked Mr. Hinderaker if they had received any requests for remodeling from QT or other stores. Mr. Hinderaker replied he had not received other requests. Commissioner Motley thanked Mr. Caracci for remodeling the RaceTrac facilities in Grand Prairie.

**Vice-Chair Moser moved, seconded by Commissioner Motley, to close the public hearing and approve Case S051101A as presented. The motion carried unanimously.**

**15**     [15-4694](#)

S150301 - Site Plan - Emerus Community Hospital (City Council District 6). Consider a request to approve a site plan to construct and operate a hospital. The 2.39-acre property, located at 3095 Kingswood Blvd., 4616 and 4626 S.H. 360, is zoned Planned Development District 178 (PD-178) and is within the S.H. 360 Overlay District. The agent is Kyle Whitis, Pacheco Koch Consulting Engineering and the owner is Steve Moore, Kingswood 72 LTD. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Ms. Thomas stated this site was in the SH360 Overlay District with access on Kingswood and a mutual access easement on SH360. She stated the applicant is proposing a two story hospital with 29,332 sq. ft. which is an allowed use in the PD. Ms. Thomas said the site plan meets all minimum requirements for landscaping, dimensional, and parking. One appeal has been requested by the applicant to the minimum requirements of Appendix F of the UDC, to allow Nichiha panels on the building elevations.*

**Commissioner Gray moved, seconded by Vice-Chair Moser, to close the public hearing and approve Case S150301 per staff's recommendations. The motion carried unanimously.**

**16**     [15-4695](#)

S150602 - Site Plan - 1814 Egyptian Way (City Council District 1). Consider a request for the approval of a site plan located within the S.H. 161 Corridor Overlay District for the purpose of expanding the parking areas. The property is zoned Single Family-One (SF-1) and is addressed as 1814 Egyptian Way, generally located at the northwest corner of S.H. 161 and Egyptian Way. The agent is Craig Wilson, The Wallace Group and the owner is Malgorzata Osinka, Sisters of the Holy Family. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Doug Howard, Senior Planner, showed adjacent uses to the site. He said the applicant proposes to increase parking on the existing site from 30 to 107 spaces. Mr. Howard pointed out that the parking area is only 5' from the right-of-way line which abuts the service road to SH161. He said the applicant has requested appeals to two landscape requirements: 1) the Overlay District requires 30' between the parking areas and the right-of-way; 2) perimeter parking lot screening is to be offset by at least 6' for every 60 linear feet of screening area length. Mr. Howard pointed out there is an existing offsite landscape buffer of 50' between the western property line and the pavement of the SH161 service road.*

*Craig Wilson, 1825 Market Center Blvd., Dallas, Wallace Group was available for questions.*

**Vice-Chair Moser moved, seconded by Commissioner Spare to close the public hearing and approve Case S150502 as presented by staff. The motion carried unanimously.**

**17**     [15-4696](#)

SU150604/S150603 - Specific Use Permit/Site Plan - 2422 NW Dallas Street (City Council District 1). Consider a request for approval Specific Use Permit for outside storage and a site plan for 0.3 acres of Light Industrial (LI) zoned property. The subject site is within Central Business District 1 (CBD 1), addressed as 2422 NW Dallas St, and generally located north of Main St and west of NW 24th St. The agent is E.D. Hill and the owner is Paul Upchurch. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Mr. Howard stated that 2422 NW Dallas Street is located in the Central Business District 1. The applicant has an existing business across the street from this site and would like to expand on this site. Mr. Howard said there is an existing 2,000 sq. ft. building on the site and the applicant is proposing Inside storage and painting of pump parts and outside storage of four trailers. Mr. Howard explained that the applicant will erect a 6' wood screening fence to the north of the existing building. There is residential property on the north side of this property which would require a Type 1 6' masonry fence adjacent to that property. The applicant requested an appeal for a Type 3 wood fence. There will be no outside storage of materials or parts; outside storage will be for trailers only. Mr. Howard showed pictures of nearby property and the conditions existing in that area where the wood fence would improve the site.*

*Jake Upchurch, 2422 NW Dallas Street, stated he was the Vice President of C&P Pump Services, and was present to answer questions. E. D. Hill, 1810 Plum Creek, Midlothian, submitted a speaker card in support of this case.*

**Vice-Chair Moser moved, seconded by Commissioner Perez, to close the public hearing and approve Case SU150604/S150603 with the appeals requested by the applicant. The motion carried unanimously.**

**18**     [15-4697](#)

S150605 - Site Plan - The Residences at 3000 Bardin Road (City Council District 4). Consider a request to approve a Site Plan allowing for the development of a five (5) story residential condominium with 302 dwelling units on 8.009 acres. The property, addressed as 3000 Bardin Road and located at the northwest corner of Bardin Road and Endicott Drive, is zoned Planned Development 140 (PD-140). The property is also located within the S.H. 161 Corridor Overlay District. The owner is Hal Watson, SNK Capital Real Estate Inc. and the owner is Matthew Bukin, Sheffield Land Associates LP. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Mr. Hinderaker stated this case was for a high rise condominium with 302 units and five stories with a four-story parking structure on the interior. To the north of this site the property is zoned Commercial. Bardin Road is to the south and to the east is Endicott Drive. There is only one property which abuts this property and it is zoned for Commercial uses. PD-140 allows the development of a high rise condo. The building is located in the central portion of the property. The parking structure will be in the interior of the building with four levels accessed on the southeast corner of the building. There is a courtyard and pool on the west side. There will be access off W. Bardin which will be a right in and right out. A second access point on W. Bardin Road is provided for full turning movement via a shared access drive with Crosspoint Church with a mutual access agreement in place. There is an egress proposed onto Endicott Drive. The applicant has met all masonry requirements with 100% masonry of brick and stone. The southwest corner of the building has access to the parking structure. The parking structure is*



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*entirely wrapped by the building. On the northside of the parking structure there are double garages that can be rented and which directly access the building's interior corridors. Mr. Hinderaker said there will be a wrought iron and masonry column fence on Endicott and on Bardin. A covered mail kiosk will also be provided. He said the applicant had requested two appeals: 1) The UDC requires direct access from garages into the living space but the proposed enclosed and attached garages do not provide this direct access; and 2) The UDC requires all garages doors to be 10 feet wide and the applicant is proposing 9 feet wide garage doors.*

**Vice Chairman Moser moved, seconded by Secretary Gray, to close the public hearing and approve Case S150605 as presented by staff. The motion carried unanimously.**

**19**     [15-4698](#)

S150606 - Site Plan - 210 W. Trinity B (City Council District 1). Consider the approval of a site plan for the purpose of developing the southern 12.11 acres of 210 W. Trinity Blvd. The site is within the S.H. 161 Corridor Overlay District, zoned PD-221, and is generally located east of S.H. 161 on the north side of W. Trinity Blvd. The applicant is David Meinhardt, Meinhardt and Associates and the owner is Dean Stadlander, Prologis. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Mr. Howard stated this case was for an office and an industrial warehouse with one to four users on 12 acres. The site is zoned PD-221 and is located in the SH161 Overlay District. The building is proposed to be 156,000 sq. ft. with 140,000 sq. ft. for the warehouse and the remaining space would be used for offices. He said there will be parking to the south and to the west. The applicant has provided 141 spaces and the maximum is 148, so the applicant has met the UDC parking requirements and also have met the dimensional requirements. The landscape plan had been approved with the previous site plan, but the applicant will be adding more landscaping because of parking on Trinity. The building will be tiltwall and meets the masonry requirements. The Corridor Overlay requires two of three articulation types and the applicant has chosen to use Vertical and Wing Wall articulations. There will be two corner and one center entry. There will be loading bays on the north side of the building and it is already screened.*

*Commissioner Moser asked about the mutual access easement on the property to the west. Mr. Howard said staff still wanted that access easement to be incorporated and there is a proposed easement to the east side of the property.*

**Vice-Chair Moser moved, seconded by Commissioner Johnson, to close the public hearing and approve Case S150606 as presented by staff with the addition that the applicant be required to record easements by separate instrument. The motion carried unanimously.**



20      [15-4699](#)

SU150603/S150607 - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a multi-purpose event center campus. The 7.52-acre property, zoned Light Industrial (LI) District, is located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway; and is within the State Highway 161 Corridor Overlay District. The applicant is Tamara Burden and the owner is Cathy Griffith, Goddard Irr. Living Trust. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1.)

*Ms. Thomas stated this site is in the SH161 Overlay District. The applicant is proposing a multi-purpose special event center. The site has frontage on Carrier and Robinson. The development area is outside of the floodplain and floodway. The proposal includes a 4500 sq. ft. conference building and a 2400 sq. ft. meeting room and ten cabins. The cabins are prefabricated buildings with stone accents. Ms. Thomas said the applicant has met the minimum requirements for the site plan design. There will be access off Robinson Road. One cabin on the property is not*

*part of the center but will be a caretaker suite and will be developed as a dwelling unit rather than the other cabins for transient occupancy (maximum of 30 days). The conference center and meeting building both meet all requirements of the UDC. The cabins are unique to Grand Prairie. They are an A-frame design with a roof-line that runs from peak to grade with stone accents. The cabins are inconsistent with Appendix F of the overlay district design standards, so the applicant has requested a masonry exception.*

*Commissioner Motley asked Ms. Thomas what special events would be held at this facility. Ms. Thomas deferred to the applicant for questions.*

*Tamara Burden, 1770 Robinson Road, stated the primary purpose of this facility would be for a specific non-profit which holds weekly training sessions and currently rents hotel space. She said she thought there was a need in the Metroplex for this type of facility. The center could be used for quilting or craft events and for smaller corporate conferences.*

*Commissioner Garrett asked Ms. Burden if there were other such facilities. Ms. Burden said this was the first and the organization has been in existence for around for seven years. Commissioner Garrett asked how much use the facility would get. Ms. Burden said the non-profit would use the facility two weekends a month but would have it available for rent for corporate use, small weddings, quilting, etc. Commissioner Garrett commented that it appeared they would not necessarily be using cabins for all events.*

*Bryan Hull, 600 Wentworth, Richardson, Architect for the development, said the cabins are pre-fab and do not completely meet the masonry requirements on all four sides, but they are attractive buildings.*

*Commissioner Womack asked about the size of the cabins and what amenities they had. Ms. Burden said the cabins are 20' x 30' and they are two-story with 8 beds and 2 baths. Commissioner Motley asked if the cabins could be rented by non-profits. Ms. Burden said they could but that they could also be rented for corporate outings, churches or clubs. Vice-Chair Moser asked if this facility would be affiliated with a church. Ms. Burden said it was not. Mr. Moser asked if people would be staying in the cabins with no kitchen. Ms. Burden said they would be catering meals. Commissioner Gray asked if she was concerned about this site because of all the recent rain. Ms. Burden said the water is far from where the buildings will be located. Commissioner Gray expressed concern about the cabins and a multi-purpose center because of the proximity to the floodplain. Mr. Hull said the buildings would be 2 ft. above the floodplain line and a civil engineer has been retained to review the plans. Commissioner Gray asked if the cabins could be seen from SH161. Mr. Hull said he was not sure because they are*

in the back and it is heavily wooded. Commissioner Gray asked what type of charity Zac's Ridge was part of. Ms. Burden said it is a non-profit which does personal development training for children and family units which is focused on redirecting lives. Commissioner Gray said the non-profit would be there two weekends and then rented out to others for the other two. Ms. Burden said the caretaker will be on the premises permanently to supervise these rentals. She said the focus is to create a more affordable facility for the non-profit. Commissioner Gray asked if this was only for non-profits. Ms. Burden said they would not limit rentals to non-profits but want the ability to offer to corporate entities and others. Commissioner Gray asked if the metal cabin facades was a must have. Ms. Burden said she felt they fit in with what they are trying to do, they are affordable, they are the right size, and are easy to install. Mr. Hull said they would be doing masonry veneer on the part facing the public point of view. There are one or two cabins where the roofing is parallel with Robinson, but they would not be too visible because of landscaping and they would be using earth tone colors on the cabins.

Commissioner Moser asked if Ms. Burden had any idea how much the facility would be rented for and would the caretaker coordinate that. Ms. Burden said the caretaker has run the program for a number of years and will coordinate rentals. Mr. Moser asked Ms. Burden how she happened to pick Grand Prairie to locate this facility. Ms. Burden said it is central to the Metroplex and fits their needs perfectly because of the secluded site.

Commissioner Motley asked when they planned to start the development. Ms. Burden said they would like to start by the end of summer. Mr. Motley asked if there would be a sign on Robinson. Mr. Moser pointed out that was not on the site plan. Commissioner Garrett asked, because of the slope, would this be visible on Carrier. Mr. Hull said he did not think it would be visible and they did not intend to erect a large sign on Carrier. He said they had designed the berm and landscaping with large trees to screen the site somewhat in the front to make it discreet.

Wayne Burgdorf, 1404 W. Mayfield Road, Arlington, submitted a speaker card in support of this case, but did not wish to speak.

Kathy Cagle, 1402 W. Carrier Parkway #206, submitted a speaker card in opposition to this case, but did not wish to speak.

J. Wright, 1402 S. Carrier Parkway, President of the Gran Villa Homeowners Association, stated he had just received notice of this hearing on Thursday, May 28 so he did not have much notice to prepare a response. Mr. Wright said he had no objection to the use strictly for non-profits, but he was concerned about weddings, parties, etc. and the resultant noise. He said there is already a lot of noise on Carrier Parkway from trains, airplanes, etc. He said this site is between the banks of Cottonwood Creek and any paving may result in flooding for the area. He said there should be a study with regard to noise and drainage.

Commissioner Womack pointed out that music would be inside and the Code Department and Police can enforce the existing noise ordinance. Chairman Garrett asked how much land would be developed. Ms. Thomas said the Floodplain Administrator had reviewed this plan and the entire floodplain would be untouched, so the impact should not cause problems downstream. She said the plat has to be submitted and the applicant would have to do a drainage study at that time. They will have to do a Part 1 FEMA floodplain permit and city staff will review and sign off. After the development occurs, the floodplain map will be updated but it should not adversely affect Cottonwood Creek.

Mr. Wright stated there was an issue of flooding with the Trinity River and the drainage at this site needed more study.

Commissioner Johnson asked if the cabins would be subject to hotel/motel noise requirements. Mr. Hinderaker said the city currently had an adopted noise ordinance in place and would apply to this property as well. The size of area is seven acres and there are two acres in the actual development. If you are closer than 300 feet they must meet noise limitations and they are more than 300 ft.

Vice-Chairman Moser stated that Mr. Wright had lived on Carrier Parkway for fifteen years and the airport, trains and DFW were all there at that time. Mr. Wright stated that was correct but it was useless to call police for noise calls because they must prioritize their calls so response is very slow. Vice-Chair Moser asked Mr. Hinderaker if all notifications were sent in accordance with State laws. Mr. Hinderaker replied that they were sent according to State laws. Mr. Wright reiterated that he received his notice on May 28. Commissioner Spare noted that the site plan would go through flood reviews so even if this is approved today, the future design could address draining. Ms. Thomas stated that was correct. Commissioner Spare as Ms. Burden is someone was just passing by, could they stop in and rent a cabin. Ms. Burden replied they would not be renting the cabins on that basis.

**Commissioner Motley moved, seconded by Vice-Chair Moser, to close the public hearing and approve Case SU150603/S150607 with the requested appeals. The motion carried as follows:**

**Ayes: Garrett, Moser, Johnson, Perez, Philipp, Motley, Spare and Womack**

**Nays: Gray**

**21      [15-4700](#)**

Z150601 - Zoning Change - 2304 Doreen Street (City Council District 1). Consider a request for a zone change of 0.356 acres from General Retail (GR) to Light Industrial (LI) District. The property is addressed 2304 Doreen St. and with located within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

*Mr. Howard stated that on May 21, 2015 this parcel was replatted into one parcel with the northern property. The applicant plans to use this site for a plumbing contractor shop with outside storage. Mr. Howard said there is some Single Family to the east but it is a heavily industrial area. Because the applicant is requesting outside storage, an SUP request will be on the next meeting agenda for consideration. The area currently zoned GR is being used for trailers. Mr. Howard said staff recommended approval of the zoning change.*

*Bobby Burton, 2305 Fort Worth Street, was available to answer questions.*

**Vice Chair Moser moved, seconded by Commissioner Johnson, to close the public hearing and approve Case Z150601 as presented. The motion carried unanimously.**

Citizen Comments: None

Commissioner Motley moved to adjourn the meeting of June 1, 2015. The meeting adjourned at 8:20 p.m.

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Tommy Garrett, Chairman

ATTEST:

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Ed Gray, Secretary

An audio recording of this meeting is available on request at 972-237-8255.