



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 3, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Commissioners Max Coleman, Clayton Fisher, Lynn Motley, Shawn Connor and Eduardo Carranza.

COMMISSIONERS ABSENT: Secretary Cheryl Smith and Bill Moser

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #11– SU150603A/S150607A - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a renewed Specific Use Permit and amend the approved Site Plan to construct and operate a multi-purpose event center campus. Lot 1, Block 1, Zac's Ridge Conference Center Addition, 7.52-acres zoned Light Industrial (LI) District within the State Highway 161 Corridor Overlay and addressed as 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway.

Mr. Jones stated the proposal includes a single-story 4,500 square foot conference center, and ten A-Frame cabins. The unplatted subject site consists of multiple tracts of property located at 1770, 1760, and 1780 Robinson Road and 1710 South Carrier Parkway. The 7.52-acre subject site is zoned LI District and is within the State Highway 161 Corridor Overlay District. On April 14, 2015, an application was submitted which requested approval to construct and operate a multi-purpose special event center on an assemblage of 7.52 acres located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway. On June 16, 2015, the item was approved by City Council with an expiration date effective one year from release of a building permit should no Certificate of Occupancy be obtained. Site Plan S150607 was approved on June 15, 2015 authorizing construction of the existing 4,500 square foot conference center. The building is substantially complete but has not been issued a Certificate of Occupancy. Final Plat P151004 was approved on September 24, 2015 and filed with Dallas County. The multi-purpose special event center will have eight cabins available for overnight stays. This use will be accessory to the primary multi-purpose special event center use and will be regulated in accordance with the provisions established for hotels and motels. Overnight stays at the multi-purpose special event center will be permitted on a transient lodging basis where tenancy is arranged for periods of less than 30 days. The units will be subject to all applicable taxes including Hotel Occupancy Taxes.

The proposal has been compared to the Light Industrial District dimensional requirements. The proposal meets all applicable minimum dimension requirements outlined in UDC. The subject site has frontage on South Carrier Parkway and Robinson Road. Access to Robinson Road has been provided by two driveways. No access is proposed for South Carrier Parkway at this time.

Mr. Jones stated the Event Center is already constructed, though not occupied. The proposed cabins are A-Frame building types. A-Frame design is characteristic of a roof-line that runs the extent of two sides of the building with openings and, in this case, stone on the other two façades. Staff does not have an exhibit which graphically depicts the orientation of each cabin so it is difficult to identify which specific instance an exception to the primary masonry regulations will be needed. To address this issue, the applicant is requesting an exception to allow construction and placement of the cabins as if none of the façades meet the minimum requirements. Staff does not object to the requested exception due to the distance of the cabins from the road and the falling topography of the site. The applicant has requested to revise the landscaping that was originally approved. Buffalo grass shown on the original Landscape Plan will instead St. Augustine or equivalent. The applicant also requests the flexibility to preserve existing trees adjacent to the floodplain in lieu of plantings around the cabin as shown on the original landscaping plan. Section 8.7.3 of the Unified Development Code allows a developer to substitute existing trees over 3 caliper inches for trees that are required to be planted during development. Before this credit is applied, the developer will need to submit a survey to staff indicating existing trees that will be used for credit and their caliper size. The identified trees must then be protected during construction in accordance with the guidelines in Section 8.7.3.

Mr. Jones stated the applicant is proposing to reduce the scale of the project and save additional trees on the property. The Development Review Committee recommends approval of the modified Site Plan and the extension of the Specific Use Permit provided a Certificate of Occupancy is obtained within 18 months.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Penny Winkler, P.O. Box 61, Joinerville, TX and Tamara Burden, 2731 Rolling Hills Lane, Grand Prairie, TX were present in support of this request.

Dennis Winkler, P.O. Box 61, Joinerville, TX and Jordan Kuhn, P.O. Box 1704, Mansfield, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Motley asked if 18 month would be enough time to finish the project. Mr. Kuhn replied yes.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case SU150603A/S150607A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

Approved: 7-0

Motion: **carried.**