

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #20- Z150401 - Zoning Change - 3409 Hardrock Road (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for zone change of 2.13 acres of land from Single Family-One (SF-1) Residential District to Light Industrial (LI) District. The subject site is addressed as 3409 Hardrock Rd., generally located west of S.H. 161 and north of Shady Grove Rd. The applicant is Michael Forbes, Idiom Construction and the owner is Mohammad Seyed Ghandi.

Mr. Hinderaker stated the current plans are to develop this area for the future headquarters of Ameritex Movers. Other than a basic conceptual plan no plans have been received for review of the proposed development; however, the owner is aware that a site plan will be required to be approved by City Council in order to begin building. The owner is aware that the property is within the SH 161 Corridor Overlay District which has additional standards required by the Unified Development Code aside from those required for a Light Industrial District. Platting of the property will also be required as prior to the issuance of building permits for new construction.

Mr. Hinderaker stated with the requested zone change, uses as defined in Article 4 – “Permissible Uses” of the Unified Development Code and listed under Light Industrial (LI) would be allowed by right. Some uses may require the approval of a Specific Use Permit, such as outside storage. Uses allowed by right include retail, office, warehousing, general automotive services, and manufacturing. Having heard no protest from neighboring properties, the Development Review Committee is recommending approval of the requested zoning change.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Mike Forbes, P.O. Box 172725, Arlington, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Motley moved to close the public hearing and approve case Z150401 as presented by staff. The action and vote being recorded as follows:

Motion: Motely

Second: Johnson

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

Nays: None

Approved: **9-0**

Motion: **carried.**