



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE PLANNING and ZONING COMMISSION CITY OF WHITE SETTLEMENT, TEXAS

6:30 PM – June 6, 2022

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

PUBLIC COMMENT *The purpose of this item is to allow members of the public an opportunity to address the city council or city board / commission on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a comment must first fill out a speaker request form and be recognized by the presiding officer. Individual comments are limited to three minutes. The meeting body has no obligation to respond in any manner to comments or questions from the public. Any response from a member to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.*

CONSENT AGENDA *All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the city council, board or commission wish to discuss any item, said item may be removed from the Consent Agenda and considered under the Deliberation Agenda. Approval of Consent Agenda includes the following:*

1. Approval of meeting minutes: February 8, 2022

DELIBERATION AGENDA

2. Hold a PUBLIC HEARING and consider a MUOD for WESTERN HILLS PARK ADDITION, Block 17, Lot 2R, more commonly known as 1650 South Cherry Lane, White Settlement, Texas 76108.

ADJOURNMENT

Notice posted on the 31st day of May, 2022, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.

Amy Arnold

Amy Arnold, TRMC, CMC
City Secretary

The City of White Settlement City Hall is accessible to persons with disabilities. Specially marked parking spaces are available at both Meadow Park and Hanon Drive. Accessible entry is available at the main entrance which is located on the north side of the building. If additional assistance is needed to observe or comment, please notify the City Secretary at 817-246-4971 x203 at least 24 hours prior to the meeting. Recordings of Planning and Zoning Commission meetings are available for copies beginning on the Tuesday after each meeting.



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE PLANNING and ZONING COMMISSION CITY OF WHITE SETTLEMENT, TEXAS

6:30 PM – February 8, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Commission Member Warren called the meeting to order at 6:30 pm announcing a quorum of board members present as follows:

- Member Place 1 – Roger Chambers – Present
- Member Place 2 – Joshua Lemons - Present
- Chairman Place 3 – Tom Warren – Present
- Member Place 4 - Vacant
- Member Place 5 – Debra Cook – Present
- Member Place 6 – Jose Alfaro – Absent
- Vice-Chairman Place 7 – Torey Osborne-Dill – Present

INVOCATION / PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Consider approval of Planning & Zoning Commission meeting minutes for December 14, 2021.

Commission Member Chambers approved the minutes from December 14, 2021 meeting. Commission Member Osborne-Dill seconded the motion which was carried by a unanimous vote.

PUBLIC HEARING

2. Hold a Public Hearing and consider a re-plat for Hill View Addition Block 2 Lot 5. More commonly known as 825 Easley St., White Settlement.

Building Official Robert Nunley presented the case, the property is an over-size lot with a pre-existing home, the lot is about $\frac{3}{4}$ of an acre. All proposed lots exceed the requirements for the current zoning of R-6. The plan is to build additional homes on the properties, two (2) homes will face Silver Creek and one (1) will face Easley St. The staff recommends that Board approve the request.

The applicant, Corina Ervin, (8605 Ronnie St, White Settlement, TX 76108) addressed the board explaining her intentions which were explained by Building Official Robert Nunley. No other speakers were heard

Commission Member Osborne-Dill made a motion to approve the re-plat for Hill View Addition Block 2 Lot 5, more commonly known as 825 Easley St., White Settlement, Commission Member Cook seconded the motion, which was carried by a unanimous vote.

ADJOURNMENT with there being no further discussion, Chairman Warren adjourned the meeting at 6:36 pm

Approve:

Tom Warren, Chairperson

Attest:

Ann Elias, Board Secretary



To: Planning and Zoning Commission
From: Robert Nunley, Building Official
Date: June 6, 2022

Planning and Development has received an application seeking to utilize the MUOD overlaying district for the use of Warehouse/Distribution with outside storage, for property located at 1650 South Las Vegas Trail.

This property, formerly Home Depot then BT Furnishings, meets the needs and requirements for parking, loading, storage, access and emergencies.

Staff recommends approval.

CITY OF WHITE SETTLEMENT
PETITION FOR
MIXED USE PERMIT

TO THE CITY COUNCIL
AND ZONING COMMISSION
WHITE SETTLEMENT, TEXAS

ITEM NO. _____
DATE FILED _____

COMMISSIONERS:

I/We, respectfully, hereby request that a Mixed Use Permit be issued

to _____

Property Description-Address _____

Property Description-Lot _____ Block _____ Site _____

Survey/Addition _____ Tract _____

Total land area contained herein is _____ acres. Square feet _____

Status of plans: Site plans complete _____ Building plans complete _____

Letter of explanation for special use submitted: Yes _____ No _____

Existing zoning for land: _____

Mixed Use Permit requested for _____

Developer of Property Will Be: _____ Present Owner _____ Purchaser

Owner _____ Phone _____

Owner's Address _____

Agent _____ Phone _____

Agent's Address _____

RESPECTFULLY SUBMITTED

Applicant

Address

CHERRY LANE

LANDSCAPE ADDITION

1650 S. CHERRY LANE
WHITE SETTLEMENT, TX 76108

LANDSCAPE DOCUMENTS

PROJECT TEAM

OWNER REPRESENTATIVE
TRADELANE PROPERTIES
2215 YORK ROAD, SUITE 405
OAK BROOK IL. 60523

TIM HAUERT
PH: 630-320-5506

CONTRACTOR
KC CONSTRUCTION SERVICES

T.B.D.

DESIGNER:
P SHADE DESIGN, LLC.
3839 MCKINNEY AVE #155-220
DALLAS, TX 75204

PARKER SHADE, RID
PH: 214.443.7880

PROJECT DATA

CODES:
White Settlement code of ordinance
Aug 2021 Subpart B
Section 103, Article XI

**Occupancy: NO CHANGE IN
OCC. TYPE USE.**
Type:

Irrigation System: YES

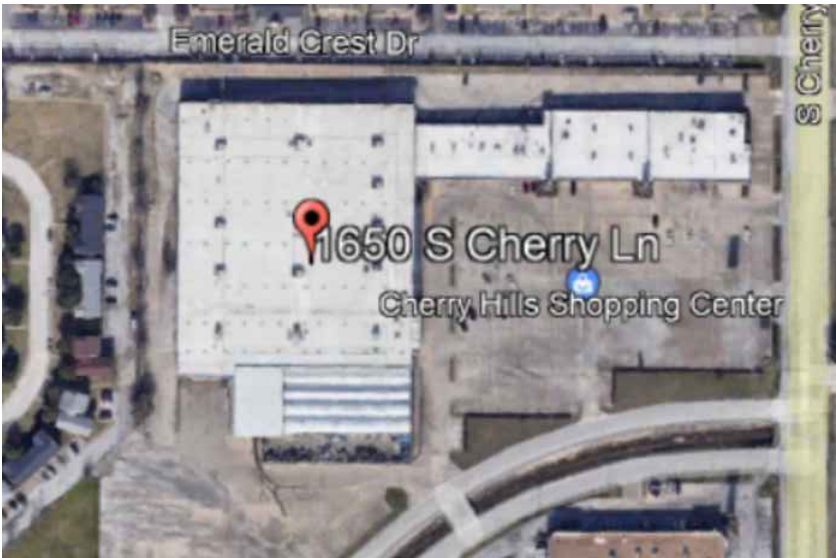
TDLR: N/A

Project scope:
ADDITIONAL LANDSCAPING
PLANTING OF TREES

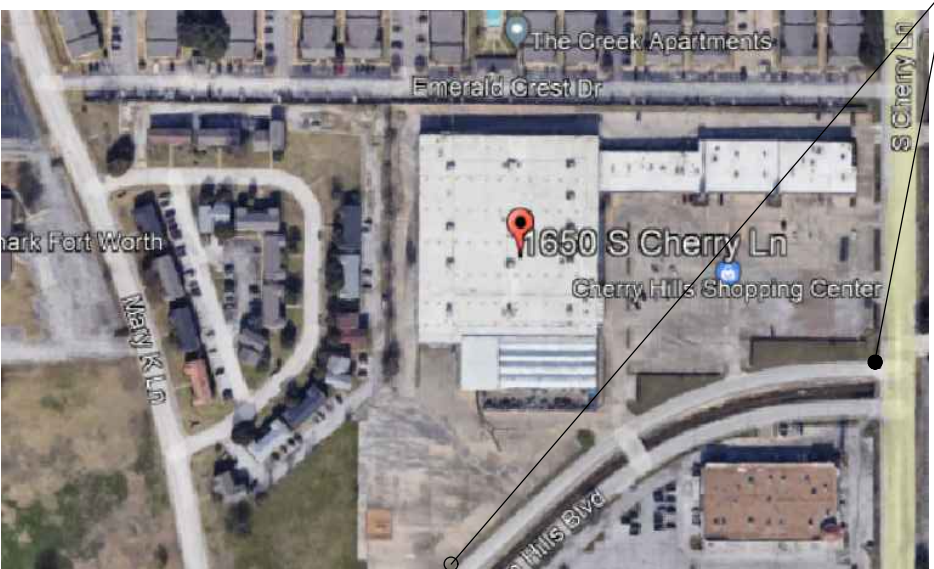
DRAWING INDEX

ARCHITECTURAL
LS 1 LANDSCAPING

SITE MAP



VICINITY MAP



LANDSCAPE LEGEND

-  PROPOSED 2.5 CALIPER LIVE OAK
-  EXISTING GRASS AREA
-  EXISTING SHRUBS

1 DEMOLITION PLAN

GRAPHIC SCALE

0 25 50 100



P SHADE DESIGN, LLC
3839 McKinney Ave. #155-220
Dallas, TX 75204

P: 214.443.7880

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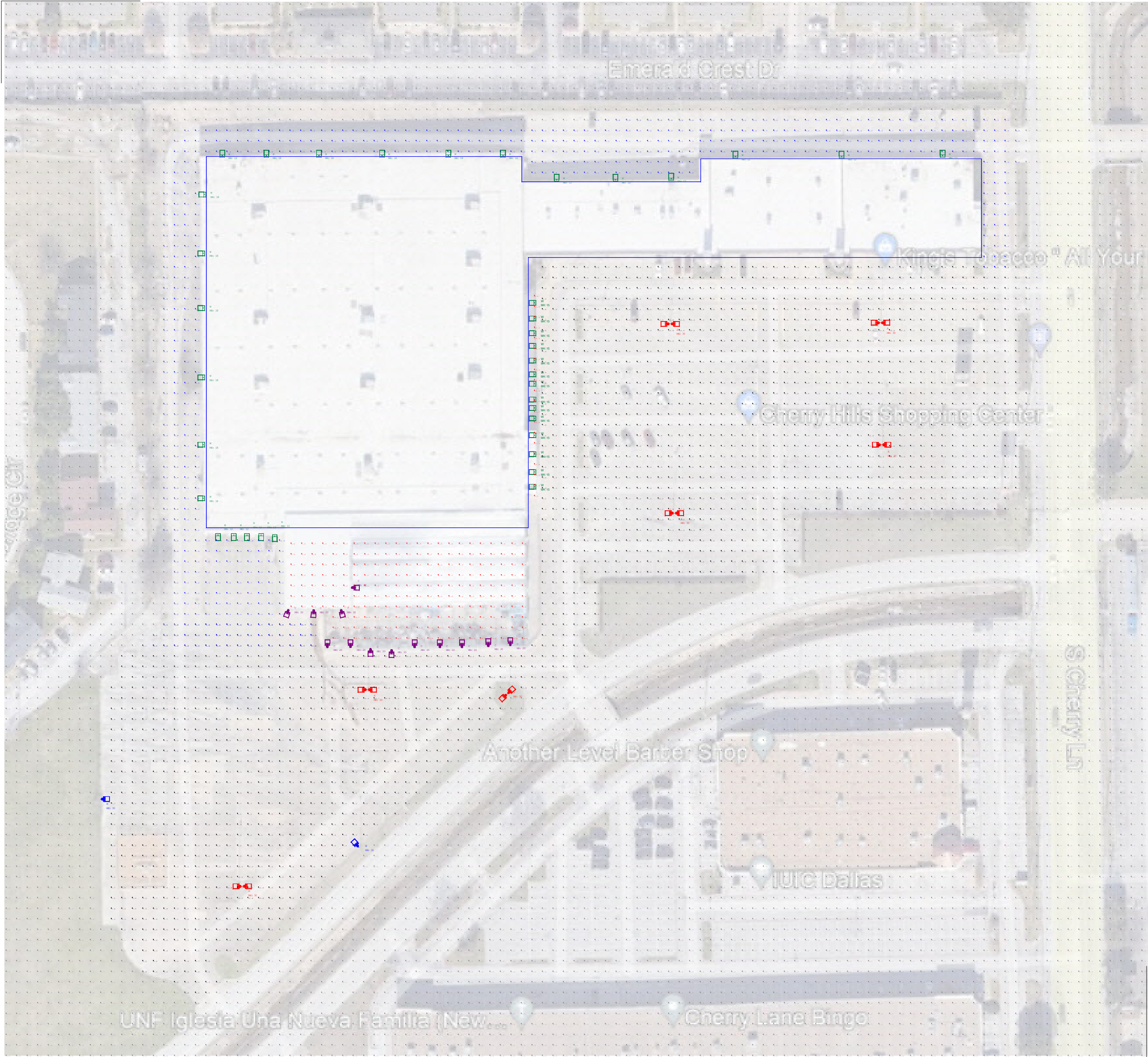
1650 S. CHERRY LANE
WHITE SETTLEMENT, TX 76108
LANDSCAPE ADDITION

DATE: 04.11.2022

REVISIONS

LANDSCAPE
PLAN

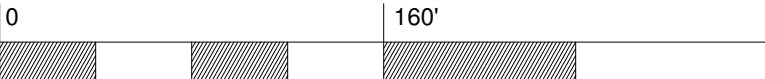
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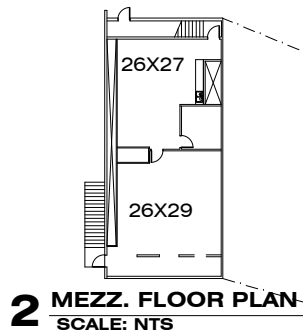
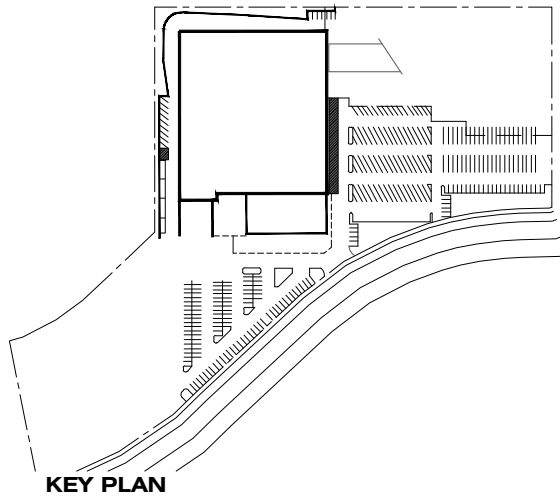


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/LampLLF	Total Watts	Description
	7	A	BACK-BACK	42728	0.950	4200
	2	B	SINGLE	40312	0.950	600
	37	W	SINGLE	6100	0.950	1665
	13	C	SINGLE	19750.1	0.950	1950

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Rear Drive	1.65	17.8	0.0	N.A.	N.A.
Retail Lot	2.88	22.7	0.0	N.A.	N.A.
Retail Yard South	5.44	20.4	0.5	10.88	40.80
Site Calcs	0.12	13.0	0.0	N.A.	N.A.
STORE FRONT	12.90	17.3	6.1	2.11	2.84

EXISTING POLES ON SITE
CONTRACTOR TO VERIFY MOUNTING, COLOR AND VOLTAGE
PRIOR TO PLACING ANY ORDER



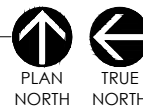
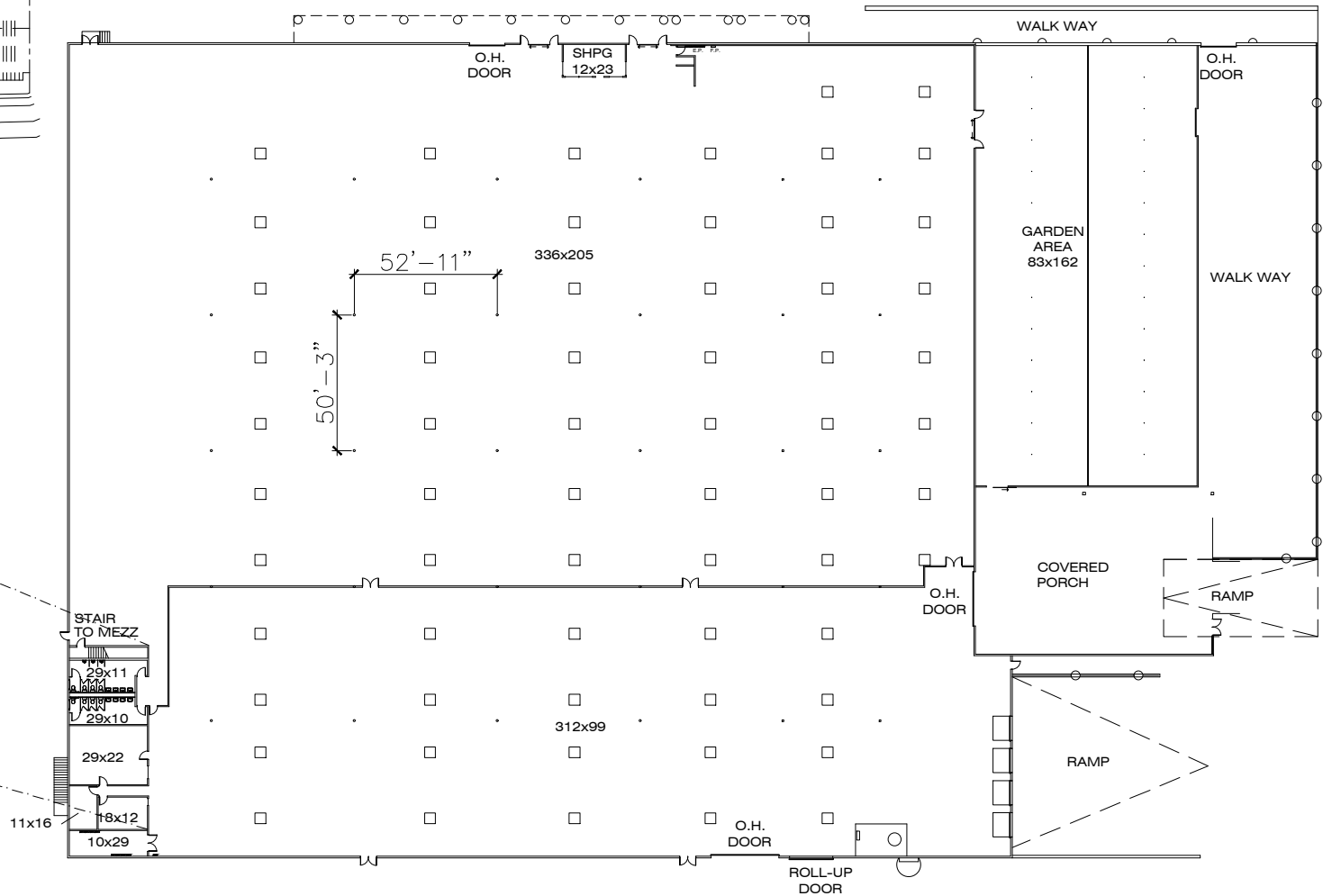


BUILDING FEATURES

- OVER HEAD ROLLING DOORS
 - (1) 10X13
 - (1) 20X12
 - (1) 25X13
- 18' CEILING HEIGHT AT WAREHOUSE
- FULLY SPRINKLED
- BEAM OVER TRUCK DOCK ENTRY IS 21'-4"
- SOUTH END LOWEST BEAM INSIDE IS 18'-0"
- NORTH END LOWEST DECK IS 21'-2"
- NORTH END BEAM HEIGHT IN MEZZ. IS 7'-10"
- LOWEST BEAM IN GREENHOUSE IS 12'

BUILDING SUMMARY

OFFICE	2,255 SF
MEZZANINE	1,933 SF
WAREHOUSE	100,157 SF
GARDEN AREA	13,550 SF
GRAND TOTAL	117,895 SF



FOR REFERENCE ONLY

2.23.2022

DEMOLITION MAKE READY

1650 S. CHERRY LANE
WHITE SETTLEMENT, TX 76108

DEMOLITION DOCUMENTS

PROJECT TEAM

TENANT REPRESENTATIVE
TRADELANE PROPERTIES
2215 YORK ROAD, SUITE 405
OAK BROOK IL. 60523

TIM HAUERT
PH: 630-320-5506

CONTRACTOR
KC CONSTRUCTION SERVICES
2221 MANANA DR #110
DALLAS, TX 75220

JD KEISEL
PH: 214-350-7669

DESIGNER:
P SHADE DESIGN, LLC.
3839 MCKINNEY AVE #155-220
DALLAS, TX 75204

PARKER SHADE, RID
PH: 214.443.7880

PROJECT DATA

CODES:
2015 International Building Code
2015 International Fire Code
2015 International Mechanical Code
2015 International Plumbing Code
2014 National Electrical Code

Construction Type: II-B

Occupancy: NO CHANGE IN OCC.
TYPE USE:
Type: S1 117,895 SF

Fire Sprinkler System: YES

TDLR: N/A (TAS EXEMPTION 202.3.#1)

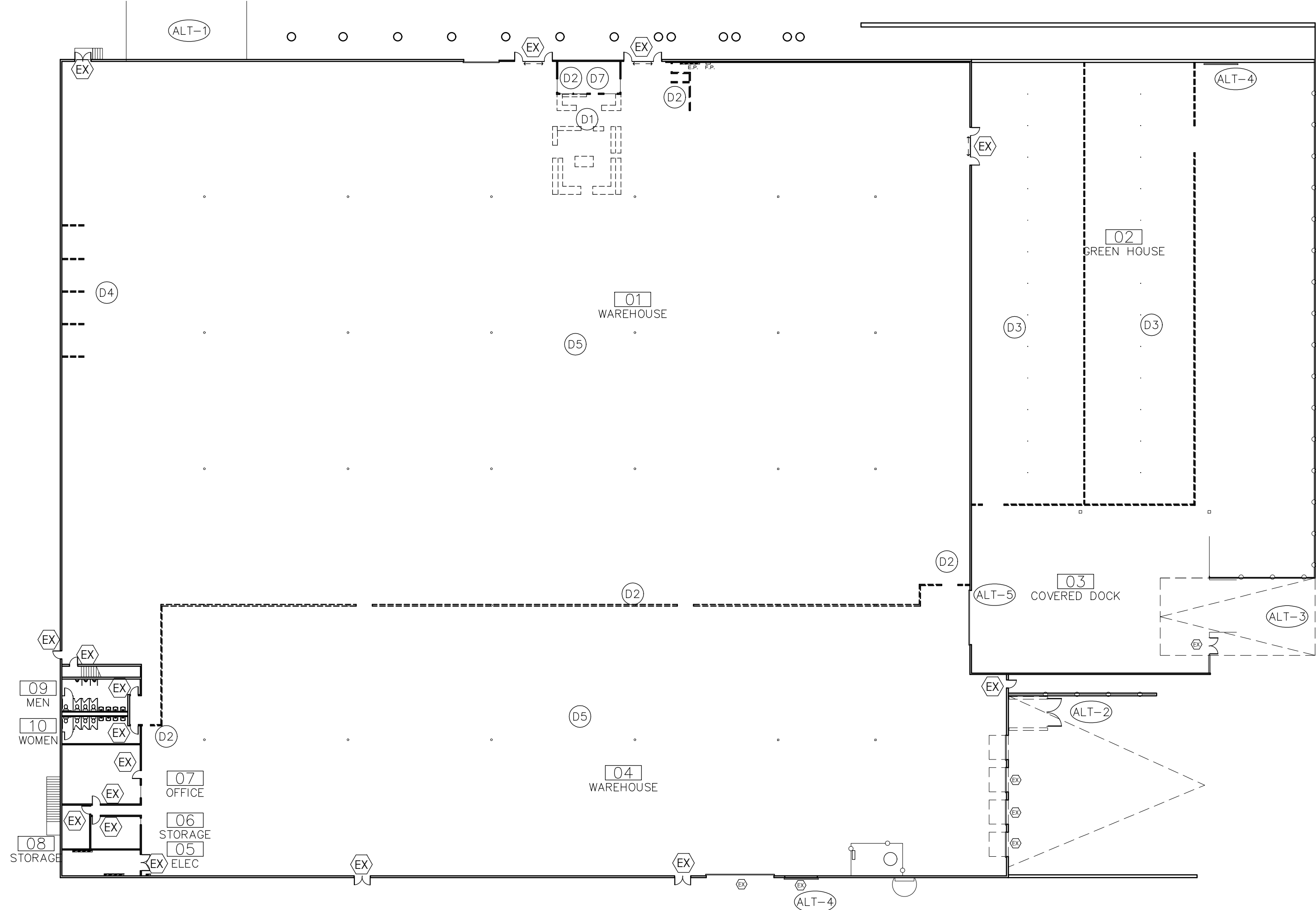
Project scope is to remove warehouse
demising walls to provide open
continuous warehouse space. Current
warehouse spaces are 100% air
conditioned and open to deck.
NO NEW WALLS/ DOORS/ EQUIPMENT,
OR MILLWORK NEEDED

DRAWING INDEX

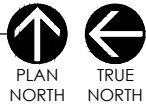
ARCHITECTURAL
D1.0 - DEMOLITION PLAN

MEP ENGINEERING
N/A ALL EXISTING MEP'S
TO REMAIN AS IS WHERE
NOT DEMOED.

STRUCTURAL ENGINEERING
N/A ALL EXISTING
STRUCTURAL ELEMENTS TO
REMAIN. DEMO WALLS ARE
NON-LOAD BEARING.



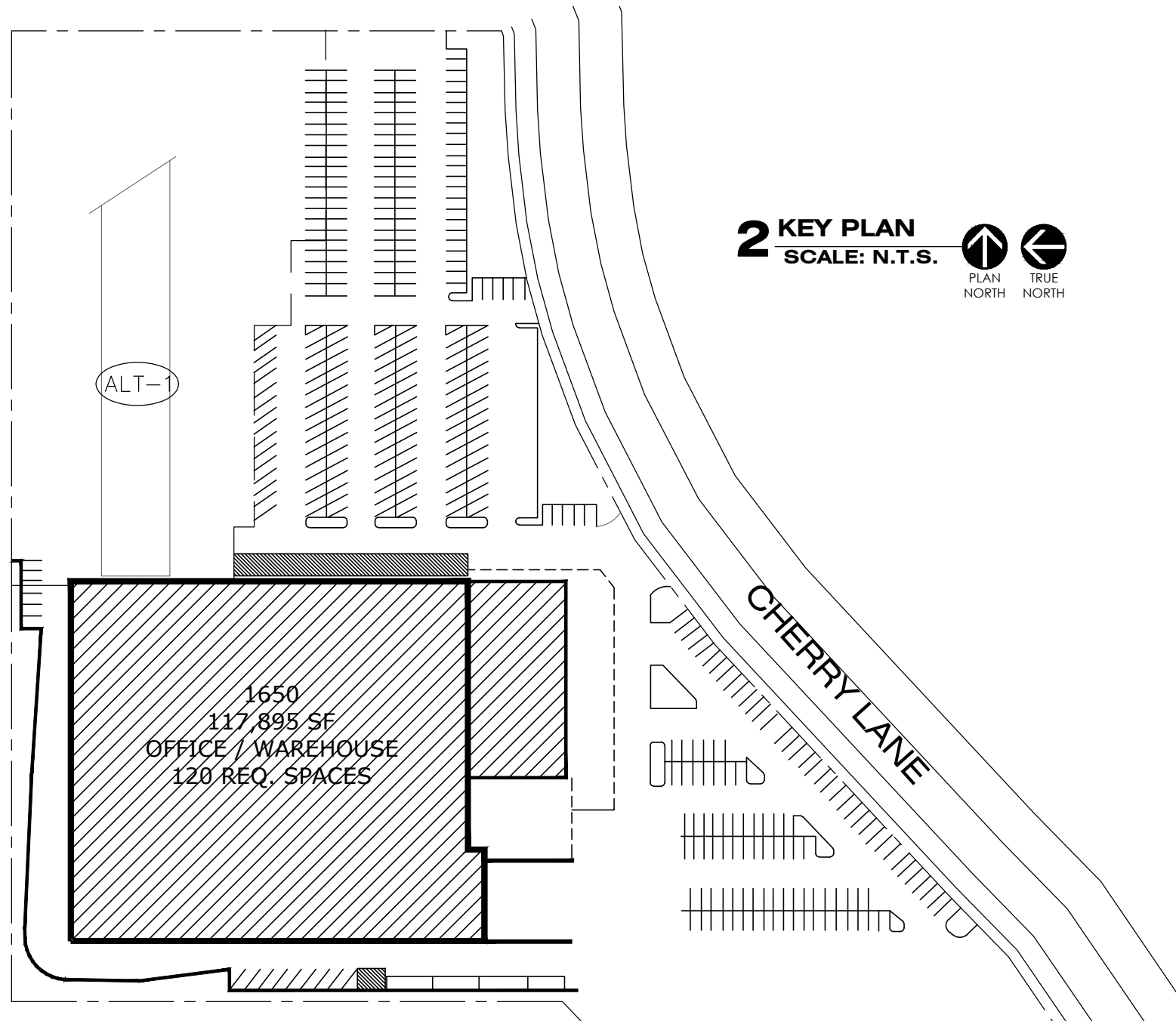
1 DEMOLITION PLAN
SCALE: 1 / 32" = 1'-0"



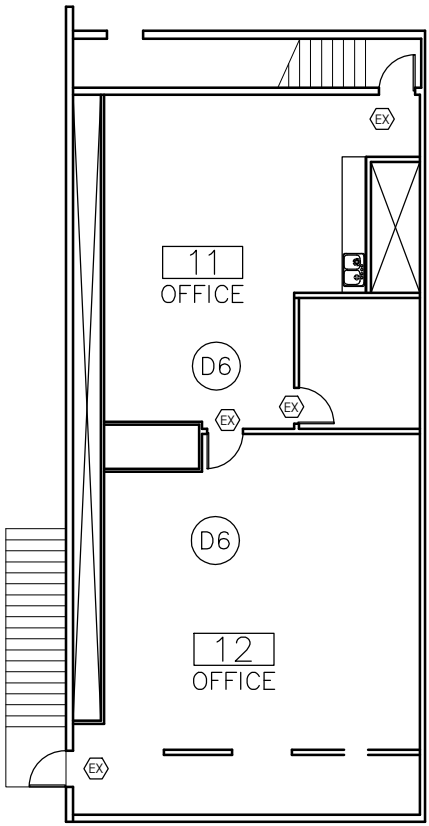
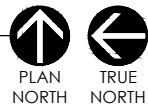
DOOR SCHEDULE

DOOR #	MATERIAL	SIZE	FINISH	FRAME	18" SIDELITE	LOCKSET FUNCTION	CLOSER	FIRE RATING	NOTES
EX	EXISTING TO REMAIN								

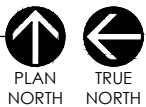
NO NEW WALLS, SO NO NEW WALL TYPES NEEDED.



2 KEY PLAN
SCALE: N.T.S.



1 DEMOLITION PLAN, MEZZANINE
SCALE: 1 / 16" = 1'-0"



VICINITY MAP



AREA OF SCOPE

SITE MAP



GENERAL DEMOLITION NOTES

- CARE IS TO BE TAKEN TO PRESERVE ALL FINISHES ON THE WALLS, FLOORS AND CEILINGS THAT ARE TO REMAIN. PROTECTION OF WALLS AND FLOORS IN ALL AREAS IS TO BE PLACED PRIOR TO BEGINNING DEMOLITION. ALL WALLS, FURR DOWNS AND MILLWORK TO BE REMOVED ARE TO BE REMOVED IN A NEAT AND CAREFUL MANNER TO LEAVE A SMOOTH STRAIGHT TRANSITION AFTER REMOVAL.
- ALL ELECTRICAL IN THE DEMO WALLS ARE TO BE REMOVED BACK TO THE NEAREST JUNCTION BOX. ALL COMPLETE CIRCUITS REMOVED DEMO WIRING BACK TO PANEL BOX AND MARK BREAKER ARE 'SPARE'.
- REMOVE EXISTING NON-COMPLIANT FIRE ALARM STROBES AND PROVIDE NEW WHERE APPROPRIATE THROUGHOUT. CONSTRUCTION MANAGER APPROVED SUB-CONTRACTOR TO PERFORM WORK.
- REMOVE INDICATED DOORS, SIDELIGHTS, HARDWARE, AND FRAMES AND COORDINATE WITH CONSTRUCTION MANAGER IF TO BE SAVED FOR REUSE AND LOCATION OR DISCARDED.
- ALL FLOORING AND BASE TO BE REMOVED THROUGHOUT, U.N.O. SCRAPE AND CLEAR FLOORS BACK TO SLAB.
- REMOVE ALL ABANDONED EQUIPMENT, LIGHTS, SPEAKERS, CABINETS, AND SIGNAGE.
- REMOVE ALL HIGH BAY LIGHTING, U.N.O. PER CODE
- REMOVE ALL NON-ADA COMPLIANT HARDWARE AND DISCARD.
- REMOVE ALL ABANDONED ITEMS FROM WALLS AND DISCARD. PATCH WALLS AS REQUIRED FOR NEW FINISHES. GC IS RESPONSIBLE TO IDENTIFY AND VERIFY ALL ITEMS WITH CONSTRUCTION MANAGER.
- ALL HVAC RTUS, DUCTWORK, GRILLS, AND ASSOCIATED DIFFUSERS CABLING AND BRACING IN AREAS TO REMAIN.
- RELOCATE ALL THERMOSTATS FROM REMOVED WALLS TO NEAREST REMAINING PROPOSED OFFICE INTERIOR WALLS OR COLUMNS SO THAT THE TEMPERATURE SENSORS CONTINUE TO READ THE SAME AREAS AS PREVIOUS U. N. O.
- REWORK SPRINKLER SYSTEM AT REMOVED CEILINGS BACK UP TO BELOW DECK AS REQUIRED PER CODE. PLACE ALL SPRINKLER HEADS PER CODE.
- ALL SPRINKLER HEADS TO HAVE CLEAN ESCUTCHEONS AT ALL CEILINGS.
- REMOVE ALL ABANDONED DATA & PHONE CABLE THROUGHOUT.
- REMOVE ALL REMAINING ABANDONED WAREHOUSE EQUIPMENT, PRODUCT, MATERIALS, RACKING, ETC. AND DISCARD.
- REPAIR ALL RTUS ABOVE OFFICE SPACE AND PLACE IN GOOD WORKING ORDER. COORDINATE WITH PROJECT MANAGERS FOR NECESSARY CHANGES..
- CLEAN ALL GLASS AND GLAZING TO LIKE NEW CONDITION BOTH INSIDE AND OUT.
- REMOVE ALL SECURITY DEVICES AND ALL ASSOCIATED WIRING, CABLING, AND CONDUIT AND DISCARD.
- ALL DEMOLITION MATERIALS NOTED AS TO REMOVE OR DISCARD ARE TO BE LEGALLY DISPOSED.

- INSPECT EXISTING FIRE RISER AND PUMP FOR DEFICIENCIES AND RECOMMEND CORRECTIONS TO BE TAKEN TO BE BROUGHT TO GOOD, WORKING ORDER CAPABLE OF INSPECTION
- INSPECT ALL DOCK DOORS, BUMPERS AND LEVELERS FOR DEFICIENCIES AND ADVISE AS TO COST AND METHOD TO REPAIR AS NEEDED
- INSPECT ALL PLUMBING IN RESTROOMS AND BRING TO GOOD WORKING ORDER

DEMOLITION KEY NOTES

- DEMO ALL EXISTING MILLWORK THIS AREA. MAKE SAFE ANY ELECTRICAL CONNECTIONS OR OUTLETS, PULL WIRING BACK TO BREAKER PANEL AND LABEL FULLY ABANDONED CIRCUITS AS 'SPARE'.
- DEMO WALLS AND DOORS, REMOVE ANY ELECTRICAL FIXTURES AND PULL WIRING BACK TO BREAKER AND LABEL FULLY ABANDONED CIRCUITS AS 'SPARE'
- DEMO ENTIRE GARDEN GREEN HOUSE STRUCTURE DOWN TO CONCRETE. REMOVE ALL UTILITIES. PULL WIRING BACK TO BREAKER PANEL AND LABEL AS 'SPARE' FILL ALL HOLES IN CONCRETE AND PATCH HOLES IN WAREHOUSE WALL
- DEMO EXISTING SHORT WALLS AND WOOD PANELS FROM WALL THIS AREA.
- REMOVE ALL HIGH BAY LIGHTING AND PREPARE FOR NEW LIGHTING FIXTURES. MAINTAIN FIXTURES AS NEEDED PER CODE UNTIL NEW FIXTURES ARE INSTALLED
- DEMO EXISTING FLOORING IN MEZZANINE TO CONCRETE SLAB
- DEMO RAISED FLOOR TO ORIGINAL CONCRETE SLAB. LEAVE IN BROOM CLEAN CONDITION.

- PROVIDE COST TO COMPLETELY DEMO ADJACENT BUILDING INCLUDING ALL UTILITIES AND CONCRETE FOUNDATION TO ROUGH GRADE
- PROVIDE COST TO DEMO EXISTING CMU ENCLOSURE AND SAW OUT OPENING IN WALL TO ADD ANOTHER DOCK DOOR. INCLUDE ALLOWANCE OF \$8,000 FOR NEW STRUCTURAL STEEL SUPPORT SYSTEM AROUND OPENING.
- PROVIDE COST TO SAW OUT AND DEMO EXISTING RAMP AND SOIL FOR RECONSTRUCTION OF NEW DOCK HEIGHT. LOADING AREA WITH ANGLE IRON EDGE AND DOCK BUMPERS AT HEIGHT TRANSITION LINE INDICATED
- PROVIDE COST TO REMOVE EXISTING, ABANDONED DOCK DOOR AND FULLY ENCLOSE WITH CMU AND FINISH MATERIALS TO MATCH ADJACENT CONSTRUCTION AS NEEDED.
- PROVIDE COST TO REPLACE 25' O.H. DOOR AT SOUTH END OF GARAGE WITH NEW TO MATCH EXISTING SPEC.

SYMBOLS LEGEND

- EXISTING, BUILDING WALL
- EXISTING INTERIOR PARTITION
- EXISTING WALL TO BE REMOVED
- NEW PARTITION TO CEILING
- NEW DEMISING WALL TO DECK
- ROOM NUMBER
ROOM NAME
- ALIGN FINISH TO EXISTING
- DOCK HEIGHT CHANGE
- EXISTING GLAZING AND FRAME TO REMAIN
- EXISTING GLAZING AND FRAME TO BE DISCARDED
- WALL TYPE
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED AND SAVED FOR POSSIBLE RE-USE

P SHADE DESIGN, LLC
3839 McKinney Ave. #155-220
Dallas, TX 75204
P: 214.443.7880



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1650 S. CHERRY LANE
WHITE SETTLEMENT, TX 76108

DEMOLITION MAKE READY

DATE: 03.10.2022

REVISIONS

DEMOLITION
PLAN

D1.0