

**EXCERPT FROM APPROVED MINUTES
PLANNING & ZONING COMMISSION
MEETING OF JANUARY 15, 2015**

Hold A Public Hearing And Consider An Ordinance To Rezone To Establish A **Special Use Permit For A Child Daycare Center** With Special Conditions On An Approximately 4.5-Acre Tract Located At 2760 East Trinity Mills Road; Amending Accordingly The Official Zoning Map. **Case No. 01-15SUP1 University Kids**/Tekisha Scott. Case Coordinator: Christopher Barton.

Barton presented the case and stated that Staff reluctantly recommended denial based on the expressed direction from the City Council and the P&Z Commission for child daycare outdoor play space to be a more natural environment.

Tekisha Scott, 2611 Ross Avenue, Dallas, began by distributing a copy of the presentation to the Commission. She provided information on her professional background and talked about the program she wanted to provide. She proposed to serve about 60 children and employ 11 people and would adhere to the Comprehensive Zoning Ordinance. She stated she was told by the owner of the building that the back area was not used as a service lane or by service vehicles and she described the proposed outdoor play area; the materials that would be used, and assured the Commission that the turf could be applied on top of a concrete surface. She referred to various other daycare centers in Carrollton and neighboring cities specifically with regard to location and outdoor space. She advised that she had received approval for a small business loan and that the property owner would assist with costs associated with the outdoor space.

Chair Blanscet asked for clarification about the location of the playground and proposed center because the packet provided showed the space to be different from the area on the site plan. Saad Bairuty, property owner of 2760 Trinity Mills, used the site plan to point out the location of the proposed day care and playground area noting it was shown correctly on the site plan. He stated the proposed playground would be behind the center. He also stated they would be more than happy to meet the City's requirements.

Daniel-Nix asked if the applicant and property owner had seen and read the staff stipulations and Ms. Scott replied affirmatively.

Strong concern was voiced by several commissioners with regard to protecting the playground area from traffic in the back area of the center. Ms. Scott and Mr. Bairuty talked about the brick wall and curbing that would protect the area and were amenable to providing protective means such as concrete bollards or guard rails as well as "children at play" signage. Ms. Scott stated her understanding that she would be required to work with the staff with regard to the proper materials and installation and she replied that she had no problem installing whatever the City required.

Chair Blanscet opened the public hearing and invited speakers to the podium.

Saad Bairuty, property owner, stated that several of the other business owners felt the daycare center would be good for the center and talked about the improvements recently made to the center. He spoke in favor of the daycare center.

Elsie Thurman, 9406 Biscayne Blvd., Dallas, owner of a land use company, stated she was in support of the center and would be happy to work with the applicant on a pro bono basis to help her with regard to protecting the outdoor space.

Chair Blanscet noted he received a card from Ricky Tran in support of the request.

Ravi Shah, Director of Development Services, asked the Commission to give strong consideration regarding the layout of the playground, specifically noting the shade structure, turf, fencing and other items and suggested directing the applicant to work with the staff to prepare required documents prior to the hearing by the City Council.

There being no other speakers, Chair Blanscet offered the applicant an opportunity to make closing comments and Ms. Scott had no further comments.

In addition to the items noted by Mr. Shah, Kiser suggested security lighting also be considered.

**** Stotz moved to keep the public hearing open and continue Case No. 01-15SUP1 University Kids to the March 5 meeting with the provision that the applicant and staff work on a definitive traffic pattern and plan for the playground area; second by Daniel-Nix and the motion was approved with a unanimous 8-0 vote (Nesbit absent).***

**EXCERPT FROM DRAFT MINUTES
PLANNING & ZONING COMMISSION
MEETING OF MARCH 5, 2015**

Hold A Public Hearing And Consider An Ordinance To Rezone To Establish A **Special Use Permit For A Child Daycare Center** With Special Conditions On An Approximately 4.5-Acre Tract Located At 2760 East Trinity Mills Road; Amending Accordingly The Official Zoning Map. **Case No. 01-15SUP1 University Kids/** Tekisha Scott. Case Coordinator: Christopher Barton.

Barton presented the case and noted that the case was continued from the January 15, 2015 meeting to allow the applicant additional time to provide more information. He stated that staff's recommendation remained as denial and requested that if the Commission chose to approve the request, that the motion include the stipulations provided in the case report.

Tekisha Scott, applicant, referred to the additional information she provided and stated that she had read the stipulations and understood them. She explained that bollards currently exist and the fencing around the play area would be 6 foot board on board. The play area would be covered with padding and artificial turf.

Chair McAninch opened the public hearing inviting speakers to the podium; there being no speakers, she opened the floor for a motion.

* *Kiser moved to close the public hearing and approve Case No. 01-15SUP1 University Kids with staff stipulations; second by Daniel-Nix and the motion was approved with a 7-2 vote, Chadwick and Stotz opposed.*