



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

Commissioner Moser gave the invocation, and Commissioner Womack led the pledge of allegiance to the US Flag, and Commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – RP170701 – Replat- Dalworth Hills, Lot 32R, Block 3.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 1, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3- P170601 - Final Plat - Gully Addition, Lot 1, Block 1 (City Council District 4). A request to approve a final plat to establish one non-residential lot on 0.867 acre for a Veterinarian Clinic. The subject 0.867 acre property, zoned General Retail-1 (GR-1) for commercial uses, is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard, specifically 2942 W. Camp Wisdom Road. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.

Item #4-P170602 - Final Plat - Charter School Solutions Subdivision, Lots 1-7, Block 1 (City Council District 2). A request to approve a Final Plat of Lots 1-7, Block 1, to allow a Charter School Solutions Subdivision. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd

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and addressed 1441 E. Fish Creek Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn.

Item #5-P170603 - Final Plat - DPS Grand Prairie, Lot 1, Block 1 (City Council District 5). A request to approve a final plat to establish one non-residential lots on 5.63 acre for a Texas DPS Driver's License facility. The 5.78 acre is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District allowing for Commercial uses. The property lies within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II.

Item #7-P170605 - Final Plat - Victory @ Lakeridge, Lot 4, Block 1 (City Council District 6). A request to approve a Final Plat of Lot 4, Block 1 of Victory @ Lakeridge Addition. The 6.17-acre property is zoned Planned Development-283 (PD-283) District, within the Lakeridge Overlay District, and generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge.

Item #8-P170606 - Preliminary Plat - Clearview Estates (City Council District 6). A request to approve a Preliminary Plat establishing a 35-lot residential subdivision on 8.89 acres. The subject property is zoned Planned Development-360 (PD-360) District, within the Lakeridge Overlay District, and addressed as 2700 and 2720 E. Seeton Road. The agent is Kylon Wilson, Stantec and the applicant is John Arnold, Skorburg.

Item #9-RP170602 - Replat - Vineyard Estates No. 2 Addition, Lots 1-A and 1-B (City Council District 6). A request to approve a Replat of Lots 1-A and 1-B, of Vineyard Estates No. 2 Addition, to create two lots out of one lot within the existing residential subdivision. The 0.8654-acre tract is zoned Single Family-One (SF-1) District, located within the Interstate 20 (I-20) corridor overlay district, and addressed as 1631 Vineyard Rd. The owner is Javier Ramos and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #10-RP170603 - Replat - Burbank Gardens Addition Unit #1 Revised, Lot 105-R (City Council District 5). A replat to combine two (2) Commercial lots into one (1) single Commercial lot on 0.551 acres. The property is generally located at the northeast corner of N.E. 28th Street and E. Main Street. The property is addressed at 2800 & 2814 E. Main Street. The 0.551 acre property is zoned Commercial (C) and lies within the Central Business District (CBD) Overlay Corridor District, Section 4. The owner is Tobias Velasquez and the surveyor is Luke Keeton, Keeton Surveying Co.

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AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#11- RP170301 - Replat - Family Dollar - Belt Line GP, Lot 14A, Block A, Item #12- S170607 - Site Plan - Retail at Bush & Pioneer Centre, and Item #13- SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases RP170701, approve the minutes of May 1, 2017, and approve public hearing consent agenda items P170601, P170602, P170603, P170605, P170606, RP170602, RP170603, and remove item P170604 to be place under the public hearing to be heard with companion case Z170603, and postpone cases RP170301, S170605, and SU170602/S170602. The action and vote being recorded as follows:

Motion: Moser

Second: Womack

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- Z170604/CP170601 - Zoning Change/Concept Plan - ECOM Northern Tract (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to rezone 19.60 acres from Planned Development-77 (PD-77) District to a Planned Development for single family detached uses. The subject property is located on the northwest corner of S. Forum Drive and S. Great Southwest Parkway. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the Concept Plan includes 92 single family lots and open spaces. The subdivision entrances depicted on the Concept Plan are for illustrative purposes at this point in time. The exact locations and intersection design will be determined during the platting process. The applicant proposes to develop the property in accordance with Resolution 3924 and Single Family-6 District base zoning with the modifications shown in Table 2 and discussed in this section. The proposed development standards are the same as the standards approved for the tract south of the subject site on the southwest corner of S. Forum Drive and S. Great Southwest Parkway. Resolution 3924 contains requirements intended to minimize the visual impact of garages on the streetscape. One requirement is that a certain percentage of lots have non-front entry garages. Non-front entry garages include side entry, front oriented (J-Swing) side entry, or detached rear yard garage configurations. Another stipulation is that two-car wide single doors are not permitted for front entry garages. Because this is an infill development, the proposed lot width is narrower than the lot width in Resolution 3924. Non-front entry garages are less

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feasible on narrow lots. In lieu of meeting the residential garage alternatives in Resolution 3924, the applicant has proposed the following:

1. Front entry garages shall be offset a minimum of 5-feet from the front elevation of the house.
2. Front entry garages with two or more one-car wide single doors shall offset one door 12-inches from the door that is closest to the street.
3. Front entry garages with two-car wide doors shall recess the garage door a minimum of 12-inches from the garage façade.
4. Front entry garages with two-car wide doors shall provide decorative elements. Decorative elements may include cedar doors, reveals/textures, and decorative hardware.
5. Front entry garages shall provide articulated architectural elements. These elements may include masonry in-filled gabled roof, dormer window features, boxed windows and similar architectural elements.
6. The front setback for houses with a side entry garage may be reduced by 5-feet.
7. Carports shall be prohibited.

Ms. Ware stated the proposal shall meet the masonry requirements contained in Resolution 3924 with the following exceptions:

For two-story structures built on interior lots as defined by Resolution 3924.

- Sides of fireplaces and chimney flues not visible from the street may be constructed of stucco.
- Sides of fireplaces and chimney flues visible from the street must be 100% masonry.

For two-story structures not on interior lots as defined by Resolution 3924.

- Fireplaces and chimney flues shall be encased in 100% masonry.

Ms. Ware stated the property is within Public Improvement District 5; participation in the PID is mandatory. A homeowners association shall be created to maintain common areas and the masonry wall, entry features, and landscaping located in the common areas within the development. The masonry wall shall match the screening wall within Forum Estates PID. Prior to the recordation of the final plat, HOA documents along with perimeter landscape and wall plans shall be submitted to the Planning Department for review. The United States Postal Service requires centralized mail delivery for all new residential subdivisions. At the time of preliminary platting, the applicant shall submit the preliminary plat to USPS for review. The applicant shall have a mode of delivery agreement in place with USPS before the preliminary plat is approved. The centralized mail delivery kiosk shall be located on a common lot and maintained by the HOA.

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Ms. Ware stated the Development Review Committee recommends approval. However, given significant input from City Council regarding front-entry garages, Staff would encourage the applicant to meet Resolution 3924 as it pertains to front-entry garages.

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

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170604/CP170601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2) and Item #6-P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1. Planner Colby Collins presented the case report and gave a Power Point presentation to approve a of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail and Item #6-P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1 (City Council District 2). A request to approve a Minor Subdivision Plat of Lot 1 and Lot 2, Block 1, of Sarinana Addition, to create two separate lots out of one lot within the existing non-residential subdivision. The 0.539-acre tract is zoned General Retail (GR) addressed as 3304 Corn Valley. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.

Mr. Collins stated the site is currently zoned GR. The applicant is requesting for a zoning change to Single Family Attached, which is governed by the density and dimensional requirements in SF-A and the Unified Development Code. The proposal meets the density and dimensional standards. The site is accessible by Corn Valley Rd. and Racquet Club Dr. Mutual access easements will provide access to other properties in the development. The plat depicts required utility easements and wall maintenance easement.

Mr. Collins stated the Development Review Committee recommends approval with the conditions contained in the DRC comments.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

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Merrick Mitchell, 3701 Green Hollow Drive, TX stepped forward in opposition to this request. His concern is the creek and how the lot slopes, and asked if these lots would meet the erosion requirements. What are the homes square footages and would these garages be facing the front of the property, because the lots seem too small to fit the size of homes that would be consistent with the neighborhood.

Mr. Collins stated the homes square footages would have to meet the Single Family Attach requirements the applicant is proposing a 2,200 square foot home with side entry garages.

Chairperson Motley stated the property is currently zoned for general retail and asked if Mr. Mitchell would rather have single family homes on these lots or retail.

Mr. Mitchell stated he would rather have the homes on these lots than retail, but is concern of the lot size.

There being no further discussion on the case Commissioner Moser noted the applicant was not present to answer questions from the Commission therefore he would move to close the public hearing and table cases Z170603 and P170604. The action and vote being recorded as follows:

Motion: Moser

Second: Womack

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16– S170605 - Site Plan - Harmony School of Innovation (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan to allow a school. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn.

Mr. Collins stated the proposed Harmony School of Innovation-Grand Prairie at 1441 Fish Creek Road, is located near the intersection of Fish Creek Road and S. Belt Line Road. The school will serve a 30% portion of the existing Kindergarten – 12th Grade student body currently attending the Harmony School of Nature campus. The students will transfer to the new school and be served by grades Pre-K through 5th at the new campus. The school is proposed to be 50,000 square feet in size, on a 7.794-acre tract of land currently zoned PD-17. However, the property will be rezoned with the Site Plan approval to allow for use as a school. There will be occasional weekend activities will be held at the campus in the form of Science Fair and Spring Festival.

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There will be additional parking for weekend and evening activities will be provided in the outside lanes of the queuing area. The entire school campus will be securely fenced and gated. Traffic flow and access will be controlled and monitored by trained staff, and will be implemented consistent with the approved Circulation Plan. The gates will remain open at least one hour before and one hour after any time students are on campus. All PM pick-up traffic will be required to enter via Driveway 3, which is located along the east boundary of the school between the campus and future retail shopping. There will be an off-duty police officer hired by the school from 3:00 PM to 4:00 PM daily, to assist with the left turn movements into Driveway 3, which is located at the intersection of N-S collector road and Fish Creek Road. The school will coordinate with Grand Prairie Police and Transportation Departments to determine if any additional traffic control measures are needed on the City's Streets. There will be no food preparation on site. Food catering will be provided for lunch with service arriving daily. School Opening is planned for August 2018 subject to approvals and permits being issued.

Mr. Collins stated the development of Harmony School will directly impact traffic on Fish Creek Road. Fish Creek Road is planned to be reconstructed and widened in the near future, however this development will likely precede the Fish Creek Road reconstruction. Staff recommends Harmony to participate in signal modifications at Belt Line Road (FM 1382), improvements to Fish Creek Road to facilitate Harmony traffic and additional rights-of-way on Fish Creek Road to accommodate the reconstruction. All driveways and roadways intersecting the Texas Department of Transportation ROW will require coordination and approval from TxDOT.

Mr. Collins stated the Development Review Committee recommends approval pending that all of the comments from the Development Review Committee are addressed.

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

Joyce Stanton with DiSciullo-Terry, Stanton & Associates, Engineer and Surveyor, 908 W. Main Street, Arlington, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if they are the same developers that were looking to develop the Westchester site.

Mrs. Stanton replied yes.

Commissioner Lopez asked if the proposed Charter School Road would be a four lane road.

Commissioner Smith asked how far is the nearest school to this site.

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The agent David Etzold, 310 North Mesh, #824, El Paso, TX representing Harmony Schools stated they currently have a waiting list of students wanting to attend their schools, this school would be an elementary school. They are dedicating the right-of-way along Fish Creek Road and paying for the construction of Charter School Road.

Commissioner Moser said the closes school to this location is about one mile, which is Whitt Elementary.

Commissioner Spare asked if the out parcels along Belt Line Road would be sold.

Mr. Etzold replied yes for retail uses.

Commissioner Lopez noted the parking on the top left would be staff parking, and they are exceeding the parking requirements.

Commissioner Connor asked how the school plans on monitoring and enforcing the school traffic, would the parents be inform of the parking regulations.

Mr. Etzold stated the school would have parking attendance or security guards that would monitor the parking and traffic circulations during drop off and pick-ups.

Vicki Germer, 1040 Kaylie, Grand Prairie, TX stepped forward in opposition to this request. She said if Fish Creek is not widen before the school comes in there would be major traffic issues along Fish Creek.

Commissioner Moser asked for the construction time frame of the school.

Mr. Etzold said they would like to be completed for the August, 2018 school year.

Chairperson Motley asked if the construction of Fish Creek Road would be completed by this time.

Mr. Crolley replied yes, staff is still evaluating all of their options.

Randy & Kathy Rayford, 1008 Kaylie Street, Grand Prairie, TX stepped forward in opposition to this request. Mrs. Rayford stated their concern is the traffic there is already a lot of traffic along Fish Creek, this is an elementary school so most of the students would be dropped off therefore she would like for the reconstruction of Fish Creek Road be constructed before the school is opened.

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Mr. Crolley stated staff is looking at two options in order to accommodate the traffic staff recommends Harmony participate in signal modifications at Belt Line Road, improvements to Fish Creek Road to facilitate Harmony traffic and additional rights-of-way on Fish Creek Road to accommodate the reconstruction. All driveways and roadways would be required coordination and approval from TxDOT.

Commissioner Motley noted Councilman Swafford held a neighborhood meeting and asked if they attended the meeting.

Mr. Rayford replied no, they were not aware of a meeting, they were not notified.

Brandon & Melissa Weber, 3949 Sword Dancer Way, Grand Prairie, TX stepped forward in opposition to this request, they were also not aware of the neighborhood meeting what concerns them is Fish Creek Road why only expand the road in front of the school property why not expand the entire road before the school is constructed, by doing it this way the traffic issues are not going to change.

Chairperson Motley stated everyone who lives on Kaylie Street would have to come out onto Fish Creek Road.

Mr. Weber said not widening Fish Creek Road and having it completely build before the school comes in would be creating a major traffic problem.

Chairperson Motley noted several speaker cards submitted in opposition.

Brice Rodrigues, 1046 Kaylie Street, Grand Prairie, TX
Erica Upham, 1045 Kaylie Street, Grand Prairie, TX
Susan Baldwin, 1038 Kaylie Street, Grand Prairie, TX

Jon Krabbenschmidt, property owner along Westcliff Road, from San Francisco, California stated his father owned most of the land south of Fish Creek Road, along with the Fun City property, he is supportive of this development, because they are currently working with a contractor on developing their property with multi-family and the frontage roads, once the I-20 frontage roads go in development will occur.

Commissioner Lopez asked Mr. Etsold if sidewalk would be required to accommodate any students walking to school.

Mr. Etsold replied yes.

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Mr. Crolley noted the school is allowed by right in all zoning districts, what we are considering tonight is a site plan and what needs to be done with Fish Creek Road to accommodate this development.

Commissioner Smith stated some of the residences were not aware of the neighborhood meeting, some did not received a notice she would like to table this case to give them time to discuss the issues.

There being no further discussion on the case Commissioner Womack stated when someone is looking to relocate into Grand Prairie they first look at the schools therefore he moved to close the public hearing and approve case S170605 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Moser

Ayes: Connor, Lopez, Moser, Spare, and Womack

Nays: Motley, Smith

Approved: 5-2

Motion: **carried.**

Chairperson Motley stated he has served in this town for several years and has always taken Grand Prairie and tried to put what is the best interest for this city ahead of his own, but with the next case on the agenda he would recuse himself due to a conflict of interest.

PUBLIC HEARING AGENDA Item #17- S170606 - Site Plan - Prairie Gate Community (City Council District 2. Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan to develop a 264-unit apartment complex one tract on 14.665 acres. The 14.665-acre property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The property is zoned Planned Development 19 (PD-19) District allowing for apartment uses, and within Interstate 20 (I-20) Overlay Corridor District. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Reginald Crump, Bedford Enterprises.

Mr. Lee stated the applicant is requesting site plan approval to construct a multi-family development on 14.66 acres within Planned Development-19 District. The applicant proposes to construct approximately 10 - 1, 2 & 3 story buildings totaling 112,842 square feet with 264 dwelling units. The development plans for 1, 2 & 3 bedroom units be developed to Multifamily-3 standards. The fully gated community will include a 4,000 sf leasing/administrative office and 1,500 sf club house & exercise facility. The site will include a pool and children's playground, small dog park area and walking paths throughout the site. Other site amenities include a cabana with picnic and BBQ area. The base zoning for PD-19 is General Retail District. The PD ordinance defers to the Unified Development Code in all matters except the following:

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- The building setbacks are:
 - Front Yard – The front yard adjacent to Fish Creek Drive, Dechman Drive and Interstate 20 Service Road varies between 80 feet and 100 feet.
 - Side Yard – Interior side yard setbacks are 80 feet and exterior setbacks are 100 feet.
 - Rear Yard – Rear yard setbacks are 28 feet.
- Roof Pitch – The roof pitch within the development is a mix of 5:12 roof pitches
- Maximum Height – The maximum height within the development is 40 feet and the maximum number of stories is three.
- Façade Materials – All Fish Creek Drive and Dechman Drive façades are 100% masonry and the rest of the façades are required to have a minimum of 80% brick or stone and 20% other materials primarily stone veneer.
- Dwelling Unit Size – One bedroom units (123 being proposed) are a minimum of 794-914 square feet, two bedroom units (117 being proposed) are a minimum of 1047-1178 square feet, and three bedrooms units (24 being proposed) are a minimum of 1442 square feet.
- Garage Standards – The garages are located along the perimeter and across the drive isles (fire lane). The garages are not attached as required by the Article 10, UDC

Mr. Lee stated the subject site is part of the Interstate Highway 20 Corridor Overlay District. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with a high density, highly traveled urban retail area. The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in Appendix F of this Code. Multi-Family development in this area is consistent with the I-20 Overlay District purpose and intent. The proposal does not meet the requirements of Article 10 requiring 30% of parking be provided with attached garages and 20% have direct access to the living area of an apartment unit. The project is required to provide 20% covered parking spaces; 166 covered parking spaces are being provided.

Mr. Lee stated all of the building types proposed has a façade that is 100% masonry and all other façades are a minimum of 80%. All of the roof pitches are to be constructed with minimum 6:12 roof pitch. The elevations are inconsistent with the provisions of GR District & MF Standards. The applicant's proposal for multifamily development is inconsistent with the FLUM, In

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addition; staff has outlined several items for discussion including the applicant's request for exceptions:

- The future intersection of Fish Creek Drive at Dechman Drive has been in discussion and the alignment has yet to be determined and potentially impact adjoining development proposals. The approval of this site plan will reduce the options available for the City to make adjustment to the intersection of Fish Creek Drive and Dechman Drive that will meet city standards.
- Multifamily standards in the UDC (Article 6, 11 & 10) require all buildings including parking garages and carports be constructed with minimum 6:12 roof pitches. The garages should be attached and providing direct access to the units.
- The Fire Department does not support the design and layout of proposed access points, due to how close the access points are to each other. The applicant plans to work with Police Department's CPTED (Crime Prevention Through Environmental Design) program and adopt & implement PDs recommendation for crime prevention.
- Multifamily is an allowed use within this planned development.

Mr. Lee stated the proposal is inconsistent with the Unified Development Code and MF Standards per Article 6 & 11 of UDC. Staff cannot recommend full support, but staff's recommend if approved the case be subject to the conditions and provision regarding garages & covered parking in accordance with Article 10, UDC.

Commissioner Lopez asked if the curved along Dechman to Fish Creek would remain.

Transportation Planner Daon Stephens stated there is currently a consultant conducting a study on the curve.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Rod Debaun with AeroFirma Corp., 516 Estate Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. Mr. Debaun has been a residence in Grand Prairie for 60 years and is proud of his developments within the city. Grand Prairie is growing and will continue to grow this development would be his family asset. The units would run from \$1,200 to \$1,800 a month, they plan on breaking ground with this construction at the beginning of January, 2018. He said when the I-20 service roads are in place the traffic patterns will change.

Commissioner Connor asked if this development would have sidewalks, he is not familiar with his other development therefore he does not have a problem with multi-family uses, but what would happen if he cannot fill the complex how would he keep up the upscale look of the apartments.

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Mr. Debaun said it is a city requirement that sidewalks be put in place, with the amount of money being spent on this development they would consider themselves more of a community and would make sure this property would always remain an upscale community.

Commissioner Smith asked if the market study showed there was a need for apartments at this location.

Mr. Debaun said when he presented staff with his plan he was directed to locate a property that was already zoned for multi-family the market study did show there is a need for roof tops at this location.

Commissioner Moser asked would they have any access off Interstate 20 frontage roads.

Mr. Debaun replied no, only off of Dechman.

Susan Baldwin, 1038 Kaylie, Grand Prairie, TX stepped forward in opposition to this request, it seems to her that the citizens of Grand Prairie have no saying on what happens in their community. Traffic is going to become a bigger problem in their community.

Commissioner Moser said she does have a say on what happens in her community and would have another chance to appear before the City Council, this property is zoned for multi-family and city will continue to grow.

Edna Gilchrist, 1033 Kaylie Street, Grand Prairie, TX stated her concern is their property values and taxes would increase.

Rusty Womack, 609 Fish Creek Road, Grand Prairie, TX stepped forward representing his father-in-law Brady Young who has concerns with the dog-park and fencing, but his main concern is the fencing along the eastern property line abutting his property he would like for them to put up an 8 ft. tall solid fence.

Mr. Crolley stated a solid screening fence is required when adjacent to a residential zoning, Mr. Young's property does have a residential home on it, but the property is zoned commercial and a solid screening fence is not required.

Mr. Debaun stated they would be constructing five garages on the eastern side, 40 ft. away from the property line and behind the garages there would be trees that would screen the adjacent property from this development.

Brandon & Melissa Weber, 3949 Sword Dancer Way, Grand Prairie, TX stated their concern is Dechman Road, there is no room for expansion of this road and asked what is the City's plan,

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they are not opposed to the development, but would like for the infrastructure to be put in place before the development occurs.

Mr. Crolley stated Dechman is also being studied along with Fish Creek Road at this time.

Randy & Kathy Rayford, 1008 Kaylie Street, Grand Prairie TX stepped forward in opposition to this development. He stated there are no plans in place according to the case report that Fish Creek or Dechman would be expanded nor has he seen drainage plans for this area, this is very concerning, because their property is downstream therefore their property could be flood by this development.

Mr. Crolley stated this is the beginning of the development process, the drainage plan will come next and he is welcome to come to the city to look at those drainage plans once they have been submitted.

Commissioner Smith said she would like to see some reach-out between the builders and the community.

Mr. Alcorn stated Planning is always difficult, but the city will work to do what's best for the neighborhood.

Chairperson Motley noted several speaker cards submitted in opposition.

Vicki Germer, 1040 Kaylie, Grand Prairie, TX
Ana Smith, 1054 Kaylie, Grand Prairie, TX
Brice Rodrigues, 1046 Kaylie, Grand Prairie, TX
Erica Upham, 1045 Kaylie Street, Grand Prairie, TX

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve case S170606 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Connor

Ayes: Connor, Lopez, Moser, Smith, Spare, and Womack

Nays: None

Recuse: Motley

Approved: 6-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #18– SU170601/S170601 - Specific Use Permit/Site Plan - Whataburger at Bush and Pioneer Centre (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.32-acre property is zoned Planned Development-351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2630 S Highway 161. The agent is Steven Granado, Jacobs and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the 3,578 square-foot restaurant is proposed for Lot 9, of the Bush & Pioneer Centre, an 11-lot development anchored by Walmart. The site is accessible by a drive on Highway 161. A dual-lane drive-through provides the required stacking spaces. The required number of parking spaces is calculated based on proposed use. The UDC requires restaurants to provide one space per 100 square feet of designated dining and waiting areas. The proposal provides 39 parking spaces and exceeds the number of required parking spaces. The proposal meets or exceeds the density and dimensional requirements. Ms. Ware noted the property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements.

Ms. Ware stated the purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations meet the materials requirement. Primary facades are required to include the architectural features. With the exception of providing a projecting cornice, the proposed building elevations are in substantial compliance with Appendix F. The applicant is requesting an exception to the requirement for a projecting cornice. The applicant provides a cornice that does not project. Staff does not object to the applicant's request for an exception. The Development Review Committee recommends approval.

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

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170601/S170601 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #19– S170604 - Site Plan - Oakdale Spec Warehouse (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction and operation of a 400,000 sq. ft. office/warehouse building. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development and the owner is Cris Burgum, SAIA LTL Freight.

Mr. Lee stated the applicant seeks to construct and operate a 401,577 sq. ft. two-story office/warehouse facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The multiple tenants building is intended to accommodate speculative office/showroom warehouse businesses. The property is within the State Highway 161 Corridor Overlay District, as such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The vacant site has been used in the past for various outside storage and landfill salvage uses. It does slope generally to the southwest and relatively small section of 100 year flood plain does exist in that area of the property. Municipal water services exist in the area and the applicant will connect to those services; however sanitary sewer is not available and the applicant proposes an onsite lift station to accommodate sewer services and connect via off-site sewer main to the northeast of Oakdale Road.

Mr. Lee stated as proposed, the development meets or exceeds all minimum lot & dimensional standards. Access to the subject property will be from two proposed commercial driveways from W. Oakdale Road along the eastern and western portion of the development. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development. Truck storage and screened truck docks are orientated on the eastern and western portions of the building with access being providing via a looped 24' drive way/ fire lane around the development. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. The ratio is 1 space per 325 sq. ft. for office uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 159 parking spaces are required. The applicant provides 180 spaces including 6 accessible spaces.

Mr. Lee stated the Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate fifty-eight feet articulation on each corner of the north side facing Oakdale Road and provide alternating textured panels, composite metal canopy and metal sunshade. The building's materials and articulation complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code. The proposed site exceeds the minimum landscaping requirements for GR zoned property. 30' feet landscape buffers are proposed along W. Oakdale Road. A total of 268,049 sq. ft. of irrigated landscaping is being

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provided including 83 trees, perimeter shrubbery, and additional plantings throughout the development including 20 parking lot trees and 50 street trees along W. Oakdale Road. The applicant is proposing to build two 12' X 12' masonry dumpster enclosure clad in the same masonry materials as the building. One located at southeast of building with the second one located southwest of the facility. The enclosure conforms to city standards. The applicant will be participating in designated roadway improvements including five feet rights-of-way dedication for W. Oakdale Road. Engineering has been coordinating with the applicant in providing the necessary documents and other processes associated with the roadway infrastructure improvements.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to the following conditions:

- Submission and review of flood plain development permit per Engineering Department.
- Submission and review of Phase II Environmental Study per Environment Services Dept.
- Provide off-site utility easement to accommodate sewer services via separate instrument and on-site (private) sewer lift station per Engineering standards and review by the Engineering Department.

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

Brain Satagats, 3803 Parkwood Boulevard, Ste 800, Frisco, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170604 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20– Z170601 - Zoning Change - 2601 W Jefferson Street (City Council District 1). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change from Commercial Office (CO) District to General Retail (GR) District. The 0.43-acre property is located on the southwest corner of W. Jefferson Street and S. Great Southwest Parkway, within Central Business District No. 1 (CBD-1), and addressed as 2601 W. Jefferson Street. The owner is Carina Tran.

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Ms. Ware stated all uses of the subject property shall be limited to those uses listed under the GR District in the UDC, as amended. All development shall conform to the dimensional and development standards of the GR District in the UDC. The Development Review Committee recommends approval.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Carina Tran, 2601 W. Jefferson Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170601 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #21– S170603 - Site Plan - Gas Station & Convenience Store at 2501 S Belt Line Rd (City Council District 3). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan for a convenience store with gasoline sales generally located on one non-residential lot. The 0.88957-acre tract is zoned General Retail (GR) and located at the address 2501 S. Beltline Rd. The applicant is Shiraz Jivani.

Mr. Collins stated the applicant is proposing a Site Plan to construct and remodel a convenience store with gasoline sales, Shell Gas Station, on a 0.88957 acre tract. The proposal meets all applicable minimum dimension requirements for the GR zoning district. The property is accessible by S. Belt Line Rd. and E. Pioneer Pkwy. A mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. The number of parking spaces provided exceeds the number of spaces required.

Mr. Collins stated the applicant is requesting to construct a 30-ft. height structure. The maximum height allowed by the zoning is 25 ft. Though the Development Review Committee recommends approval of the case, before appearing before City Council, the applicant will need to submit a revised site plan package shall be submitted which:

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- Revises the building materials calculation table and landscape calculations table to reflect the format requested in DRC comments.
- Uses cardinal directions to identify building facades.
- Provides a key plan showing the location of each façade on the building footprint.
- Indicates articulation offset and distance dimensions on the building elevations.

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

Moor Jooma, 2727 LBJ Freeway, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case S170603 as presented by staff, with the maximum height allowed by the zoning of 25 ft. for the structure. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #22– TA170501 - Text Amendment – Amending Article 11: Performance Standards. Bill Crolley presented the case report and gave a Power Point presentation to approve a text amendment to Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages - 11.12.1 Standards Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may be sold or for on-premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, and theaters only in accordance with the following standards. On-premise consumption of alcoholic beverages shall be: J. Allowed as an incidental use within a theater, except there shall be no bar seating and no bar holding area allowed, and no 10% floor area required for the kitchen. The owner/applicant is the City of Grand Prairie, Planning Department.

Mr. Crolley stated the Development Review Committee recommends approval of the noted amendments to Article 11: Performance Standards, Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages of the Unified Development Code as shown in the draft ordinance.

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

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There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case TA170501 as presented and amended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

Citizen Comments: None

Commissioner Moser moved to adjourn the meeting of June 5, 2017. The meeting adjourned at 9:10 p.m.

Lynn Motley, Chairperson

ATTEST:

Joshua Spare, Secretary

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