



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

COMMISSIONERS ABSENT: Shawn Connor

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

Chairperson Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Commissioner Lopez led the pledge of allegiance to the US Flag, and Commissioner Carranza led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P181101 - Preliminary Plat - Oakdale Addition, P181102 - Final Plat - Greenway Trails, Phase 1, P181103 - Final Plat - Oakdale Addition, Lot 1, Block 1, P181104 - Final Plat- Prairie Ridge, Phase 2, RP181101 - Replat - Grand Central Crossing Addition, Lots 4R & 5R, Block A, and RP181102 - Replat - Dalworth Park Residential Replat, Lots 9R1 & 10R, Block 104.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of September 10, 2018 as amended.

PUBLIC HEARING CONSENT AGENDA: Item #3-P181002 - Final Plat - Century Commercial Park (City Council District 5). Final Plat request for Century Commercial Park to create one lot out of a tract of land on 7.601 acres. John W Kirk Abst 726 PG 030, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 1821 E. Main St. The agent is E.D. Hill and the owner is Bill & Valelie Adams.

Item #4-P181003 - Final Plat - Victory at Lakeridge Addition (City Council District 6). Final Plat for Victory at Lakeridge Addition, Lot 6, Block 1. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge

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Overlay District, generally located at the northeast corner of Camp Wisdom Rd and Lake Ridge Pkwy, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.

Item #6-P181007 - Final Plat - 7-Eleven Grand Prairie Addition (City Council District 1). Final Plat for two commercial lots, Lot 1 and Lot 2, to allow for a 7-Eleven with Gasoline and Diesel Fuel Sales on 2.238 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), and within the Highway 161 Corridor Overlay District. The agent is Angie Ramsey, Vertical Construction, the applicant is Melanie Bagley, and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.

Item #7-P181005 - Preliminary Plat - Prairie Ridge, Phase 2B (City Council District 6). Preliminary Plat for Prairie Ridge, Phase 2B, for the purpose of creating 296 lots on approximately 90 acres. Approximately 90 acres out of the JOS Stewart Survey, Abstract No. E961, in the City of Grand Prairie ETJ, Ellis County, Texas, Approximately 1 mile southwest of US Hwy 287, south of Lakeview Drive, southeast of Cypress Road. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #8-S181009 - Site Plan - Luxe at Grand Prairie (City Council District 4). Site Plan for Luxe Grand Prairie, approximately 315 multi-family residential units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-378 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The agent is Jason Pyka, Manhard Consulting, the applicant is David Coldeal, DLC Residential, and the owner is Mark Cope.

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 P181101, P181102, P181103, P181103, RP181101, and RP181102, approve the minutes of September 10, 2018, approve public hearing consent agenda items P181002, P181003, P181007, P181005, and S181009, and removed case P181004 from the consent agenda and placed under the public hearing for consideration.

Motion: Lopez

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #9– Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on the adjacent lot on 21 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC Timberview Ranch Apartments and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

Mr. Collin stated the Concept Plan illustrates eight apartment buildings with approximately 273 units along with a leasing office and clubhouse. Key features of the Phase I Concept Plan include the following: All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161, 3-story buildings with 60% one bedroom units and 40% two bedroom units, 128 garage spaces and 86 carport spaces, and Unit Amenities. The Clubhouse amenities shall include a fully equipped fitness center, a spin/yoga center, and community gathering spaces. Unit amenities shall include granite countertops, stainless steel appliances, and a private balcony/patio. All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161. The applicant is currently proposing a shared access curb cut with adjacent property to the west of the subject property.

Mr. Collins stated a motion to recommend approval failed by a vote of 1-7. An earlier motion was made to develop Phase 2 as Phase 1 and leave the east 10 acres of the property for commercial development, but the motion failed. Prior to the City Council meeting, the applicant amended the Concept Plan to show apartments on the western half of the property only, per the failed P&Z motion. Council remanded the revised Concept Plan back to Planning Commission for a recommendation. Staff is not opposed to Multi-Family residential development along the 161 corridor in the appropriate location and context, but recommends that the applicant explore opportunities to provide retail/commercial uses on the property which could be integrated with the proposed residential and create a mixed-use development at the hard corner of Forum and 161. Staff believes the revised plan fulfills the intent of staff's original recommendation. DRC recommends approval of the revised proposal shown to City Council.

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

Terry Gwin, President and CEO of SWBC, 6114 Royalton Drive, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Gwin stated they are interested in developing the western portion of the lot with a multi-family development. The seller has agreed to sell off only the western half of the lot.

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Commissioner Moser asked if the lot would need to be replatted. Mr. Gwin stated they would only be purchasing the 12 acres to the west therefore the lot would only need to be platted.

Commissioner Lopez asked when they anticipate construction of this project if approved. Mr. Gwin stated once approved it would take about 15 to 18 months for the completion of this development.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z180701/CP180701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– S181006 - Site Plan - Andy's Frozen Custard with ATM (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a proposed Andy's Frozen Custard drive-in service restaurant with ATM. Lot 3R, Block 3, Westchester East Addition, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-173 (PD-173). The applicant is John Bezner, Civil Point Engineers and the owner is Aaron King, Andy's Frozen Custard.

Mr. Collins stated Andy's Frozen Custard is a quick service frozen dessert business, that serves as a freestanding restaurant, with drive through and walk-up service windows (all drive thru orders will occur face-to-face; *no speaker box provided*). The proposed development will be located within the Westchester East subdivision east of the existing Starbucks. There will be an ATM drive thru located on the property. At the time of this report, the applicant is not aware of the bank that will use the proposed ATM. Development standards conform to the zoning as detailed in the approved planned development. The proposed "blade sign" as seen in the elevations, does not currently comply with Article 9 of the City of Grand Prairie Unified Development Code due to exceeding the maximum allowed height of sign above the roofline. A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and the front property line. The applicant is currently proposing 15.8% landscape between the back of curb and ROW. This is an infill development on an oddly-shaped lot that is currently utilized for parking and circulation for multiple businesses which limits the potential locations for landscaping. The applicant is preserving existing trees along Westchase Dr. Staff recommends approval of this request.

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

Matt Green, Architect, 3703 Bordeaux, Arlington, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Lopez asked if there would be any outdoor seating. Mr. Green replied yes there would be some outdoor seating and there would be about 5 to 6 employees at all times.

Commissioner Moser asked him to address the ATM. Mr. Collins replied the owner of the property is the requester of the ATM, not Andy's Frozen Custard.

Rosemary Reed with the Westchester HOA, 277 Donnie Lane, Grand Prairie, TX stepped forward in support of this request. She noted the committee supports the request and feels this would be a great addition to the community.

Luke Malain, 3102 Maple Ave., Ste 400, Dallas, TX was present in support of this request.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case S181006 as presented and requested by the applicant. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– S181003 - Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Site Plan for Main Event, a 48,560 sq. ft. bowling center with restaurant and amusement services as accessory uses, on 4.62 acres. Lot 1, Block C, Epic West Towne Crossing Phase 1 and Lot 1, Block 5, Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3106 S HWY 161. The agent is Michael Clark, Winkelmann & Associates, the applicant is Angel Robinson, Main Event Entertainment, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the 48,560 sq. ft. bowling center includes the following: 22 bowling lanes, billiards, laser tag, video games, and restaurant. The site is accessible from Warrior Trl and

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Esplanade, the private road bisecting Epic West Towne Crossing. The subject property is zoned PD-364 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in PD-364 and Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements. The exterior finish materials include textured tilt wall panels, architectural metal panels, stone, brick, and EIFS. The north, south, and east façades are considered primary façades. Primary façades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F and PD-364.

Ms. Ware stated the applicant is requesting an exception to the maximum allowable height in order to construct a building with a height of 28.3 ft. – 34.67 ft. The applicant is requesting an exception to building materials to allow metal panels on 29.54% of the east façade, when 20% is allowed. The applicant is requesting an exception to covered walkways on the south façade which is deficient by about 8 ft. Staff does not object to this request. The east façade exceeds the requirement for covered walkways by about 14 ft. If this is applied towards the requirement for the south façade, the south façade meets the requirement. The applicant is requesting an exception to the 20% stone/brick accent requirement for the south façade. The north and east façades exceed the required stone/brick accent. If this is applied towards the requirement for the south façade, the south façade is deficient by 186.86 sq. ft. Staff does not object to this request provided the applicant add two additional brick columns to the north façade to be credited towards the south façade.

Ms. Ware stated the Development Review Committee recommends approval with the requested exceptions and the following conditions:

1. The applicant shall relocate the dumpsters to the west side of the building.
2. The applicant shall add two brick columns on the north façade to be credited towards the brick/stone requirement for the south façade.

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

Angela Robinson, property development manager with Main Event Entertainment, 5445 Legacy Drive, #400, Plano, TX stepped forward representing the case and to answer questions from the commission. Mrs. Robinson stated they have been working with staff on this project and the elevations. She said relocating the dumpster to the west side of the building causes a concern for their employee safety therefore they would ask that the exception to the dumpster requirement be granted.

Commissioner Lopez asked if there would be any sound system outside the Main Event Center.

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Mike Gray with Main Event, 1318 Alamo Court, Frisco, TX stated they do have speakers at the front of the building, not facing the residences this should not be a problem.

Louis Morocco, Frisco, TX stated the hours of operation are from 11 a.m. to 2 p.m. on the weekends and 11 a.m. to 12 p.m. on the weekdays. He said they would be working with the Police Department to make sure there are no problems, at this time there is no age restriction, but if needed they can change the age and add restrictions.

Chairperson Spare asked them to address the lighting on the west side of the property. Mr. Gray stated they would have emergency lights on the exit doors, and would be facing downwards so they would not affect the adjacent neighborhood.

Commissioner Moser asked if they would be serving adult beverages. Mrs. Robinson replied yes, they have a 9,500 square foot kitchen.

Commissioner Smith asked the distance to the nearest school to this site. Mrs. Robinson stated they have to meet the TABC distance requirements, but they do work with the schools on special project and events.

Matt Welch, 5445 Legacy Drive, Ste 400, Plano, TX was present in support of this request.

There being no further discussion on the case commissioner Lopez moved to close the public hearing and approve case S181003 as presented by staff, granting the applicants exceptions to the dumpster relocation and the applicant shall add one additional brick columns on the north façade. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– SU181006/S181007 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 3 (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a two-story 182,000 square foot Transfer and Storage Terminal, on one lot on 10.02 acres. The property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District. Situated in the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, Dallas County, Texas to be platted as Grand Lakes Business Park, Phase 3, Block 1, Lot 1. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

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Item #5-P181004 - Final Plat - Grand Lakes Business Park, Phase 3 (City Council District 5). Final Plat for Lot 1, Block 1, Grand Lakes Business Park, Phase 3, to establish one industrial lot to accommodate industrial development. Situated in the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas. The 10.02 acre property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Corridor Overlay. The property is located south of eastbound I-30 and approximately 835 feet west of Grand Lakes Boulevard. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

The applicant, Ironwood Realty Partners, LLC, intends to develop the 10.15 lot (Grand Lakes Business Park, Phase 3, Block 1, Lot 1) located south of I-30 Eastbound Service Road and approximately eight hundred-forty (840') west of Grand Lakes Boulevard with a transfer and storage terminal as allowed within the Light Industrial (LI) District, subject City Council granting Specific Use Permit. According to the applicant, the proposed facility is speculative and will offer two, 2-story office components at the facility's northeastern & southeastern corners.

Mr. Lee stated the applicant seeks to construct and operate a 193,000 sq. ft. two-story Transfer and Storage Terminal. The proposal also includes the construction of a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The building is intended to accommodate speculative office/showroom warehouse businesses. The property is within the Interstate Highway 30 Corridor Overlay District (IH-30). 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 previously used for the sand and gravel mining purposes. The site generally slopes west towards the 100 year flood plain located west of the property. An existing billboard occupies a 6,000 sq. ft. parcel located on the northern section of the property. The billboard is to be relocated to the northeastern section of the property. Access to the subject property will be from four (4) proposed commercial driveways. Two commercial driveways are provided from the north via I-30 Eastbound Service Road, and two connecting to Grand Lakes Way to the south. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the eastern section of the development. Truck storage and screened truck docks are orientated on the western portions of the building with access being either the northern and/or southern commercial approach and connecting to 24' drive way/ fire lane serving the truck/tractor-trailer and dock areas. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse (use/sq. ft.) ratio. The ratio is 1 space per 325 sq. ft. for office uses (56) and 1 per 5,000 sq. ft. + 20 spaces per UDC (39). A total of 96 spaces are required. The applicant provides 133 spaces including 7 accessible spaces. In addition, 45 trailer spaces are being provided.

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



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consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate one-hundred-eight-one (181') articulation on each northern and southern section of the building. The exterior design provides alternating concrete panels that transition into a two-story aluminum framed storefront, clad in stone for compliance with the minimum 15% articulation zone. 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 (4%) requirements for LI zoned property. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes way. A total of 61,274 sq. ft. of irrigated landscaping is being provided including 36 trees, perimeter shrubbery, and additional plantings throughout the development including 9 parking lot trees and 26 street trees along I-30 Service Road and Grand Lakes Way. The applicant is proposing to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located southwest of building. The enclosure shall conform to city standards.

Mr. Lee stated the applicant requests parking in excess of 115% of minimum parking requirements. A corresponding plat is on the current agenda for the Commission review which will provide & dedicate the necessary easements to accommodate the development as well as relocation of the billboard. Development Review Committee recommends approval of the request.

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

Developer Robert Rice with Ironwood Interests, LLC, 3030 LBJ Freeway, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Eric Swartz with Pacheco Koch, 7557 Rambler Road, Ste 1400, Dallas, TX and Forrest Tippin, 4318 Enfield Drive, Dallas, TX were present in support of this request.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case SU181006/S181007 and case P181004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #13– SU181005/S181005 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 4 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan for a two-story 297,000 square foot Transfer and Storage Terminal, on one lot on 15.08 acres. The property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District. Situated in the James McLaughlin Survey, Abstract No. 846, Dallas County, Texas and platted as Grand Lakes Business Park, Phase 4, Block B, Lot 1. The agent is Dan Gallagher and the owner is Douglas Drees, Transform Real Estate.

Mr. Lee stated the applicant, Transform Real Estate, LLC, intends to develop the 15.08 lot located at the northeast corner of Grand Lakes Boulevard and Grand Lakes Way with an transfer and storage facility as allowed within the Light Industrial District. According to the applicant, the proposed facility is speculative and will offer two office components at the facility's corners. Access to the subject property will be from two proposed commercial driveways from Grand Lakes Way along the southern portion of the development and a mutual commercial drive form the northeastern portion of the development allowing for direct access to eastbound I-30 Service Road. Truck storage and screened truck docks are orientated on the eastern portions of the building with access being providing primarily via the commercial drive at Grand Lakes Way's cul-de-sac. 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 1,000 sq. ft. for office uses (46) and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 117 is required. The applicant provides 146 spaces including 5 accessible spaces. Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and complimentary architectural features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials consist of dark grey masonry panels. Other secondary exterior materials consist of EIFS on metal framing which provides additional articulation zones. The building will feature an approximate one hundred and ninety-eight feet articulation on each corner of the north side facing I-30 Service Road and one hundred forty-eight fronting Grand Lakes Way. Each zone has approximately ninety-eight feet of 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 .

Mr. Lee stated the proposed site exceeds the minimum landscaping requirements for LI zoned property. 30' feet landscape buffers are proposed along street frontages. A total of 45,349 sq. ft. of irrigated landscaping is being provided including 53 trees, perimeter shrubbery, and additional plantings throughout the development including 15 parking lot trees and 24 street trees along I-30 Service Road and Grand Lakes Way. The applicant is proposing to build two 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. One located at southeast of building. The enclosure conforms to city standards. Development

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Review Committee recommends approval of the request subject to review, approval, filing & recoding of associated Amended Plat connected to this site.

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

Cannon Green, 4025 E I-30, Grand Prairie, TX and Drew Fegan, 2001 Ross Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181005/S181005 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– SU181001/S181001 - Specific Use Permit/Site Plan - Avid Hotel (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a 4-story, 110 room Avid hotel. Lot 1, Block 1, Golden Corral - 360 Addition, City of Grand Prairie, Tarrant County, Texas, 2.34 acres zoned Light Industrial within the State Highway 360 Corridor Overlay (SH 360), and addressed as 1102 N Highway 360. The agent is Paul Cragun, Cumulus Design and the applicant is Kalpesh Patel Patel, Buffalo Lodging.

Mr. Collins stated the property is zoned Light Industrial. The subject property is located within the State Highway 360 Overlay Corridor District, and addressed 1102 North Highway 360 in Grand Prairie, TX. The hotel will be 4 stories with approximately 51,600 square foot of floor area. There will be 110 guest rooms and 118 parking spaces. The first floor will have 20 rooms and the remaining three floors will have 30 rooms each. The proposed common area includes a lobby, check-in area, cart stop, fitness center, laundry room, server room, pantry, and a work area along with employee break space. The hotel will have modern exteriors with open, airy retail-inspired entries with canopies. High speed Wi-Fi and a complimentary breakfast will be provided to Avid's guests. The purpose the overlay district is to maximize the 360 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. Per the submitted site plan, the applicant is providing 100% masonry material for the site. Max allowed in the Light Industrial zoning district is 50 ft. The applicant is proposing a maximum height of 51.5 ft. The applicant's current articulation proposal is not

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consistent with Appendix F of the Unified Development Code. Staff recommends approval contingent upon the variances being granted.

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

Kalpesh Patel, 806 Pennsylvania Avenue, Kennedale, TX stepped forward representing the case and to answer questions from the commission. Mr. Patel noted this new concept was born about 2 years ago, they are an excellent brand name hotel and they are excited to bring this development to the metroplex.

Commissioner Fisher asked who would be their competitor. Mr. Patel stated Tru by Hilton would be their competitor, but their hotels are more reasonably priced.

Paul Cragun, 2080 N. Hwy 360, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU181001/S181001 as presented and recommended by staff, granting the applicants requested variances. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– SU181003/S181004 - Specific Use Permit/Site Plan - The Adonis Companies (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a request for a Specific Use Permit and Site Plan for Adonis Auto to operate a Major Auto Repair facility with Auto Body & Paint Shop. Site 3, Block 6, GISD Commercial 5#, Phase 3, City of Grand Prairie, Tarrant County, Texas, a 5.5 acre property is zoned Light Industrial (LI) District and addressed as 1908 110th Street. The owner is Vikki Pruitt.

Mr. Lee stated properties along 110<sup>th</sup> Street were originally developed for office/warehouse uses dating back to the mid-1970s; being a part of the Great Southwest Industrial District. Since its 1995 remodel, the building at 1908 11<sup>th</sup> street has been occupied for industrial warehouse and light manufacturing uses by various commercial end-users for flex-space office/warehouse uses. The two-story 90,000 square foot facility provides front entry access orientated towards 110<sup>th</sup> Street, overhead and dock doors facing south and adequate visitor and employee parking on the eastern portion of the property. The remaining elements and functions of the industrial site will

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be unchanged, including adequate landscaping features. The landscape existing landscape elements include 30' edge from the street with mature live oaks, interior crape myrtles and an approximate 90' landscape buffer located on the southern portion of the property. According to the Operational Plan and discussion with the applicant, the single tenant Auto-Related Business; Adonis Companies consisting of three divisions: Adonis Financial, LLC, Columbia Southwest RE., and Adonis Auto Group, LLC. The proposed corporate and administrative functions shall occupy the 26,000 square foot space; with the remaining 42,000 designated primarily to the auto-reconditioning functions of the operation. Major auto body, paint shop and associated conditioning require SUP oversight. ARB proposed functions are to be located towards the northeastern portion of the facility, entirely inside. In accordance with the applicant's Operational Plan, Adonis' Retail Dealership shall remain in Arlington and no car sales shall be allowed from the Grand Prairie location. The company anticipates adding approximately 30-50 new employees, operating from 8:00 AM until 8:00 PM, Monday –Friday, and from 8:00 AM to 7:00 PM on Saturdays Working entirely inside, the goal is to provide make-ready inventory for the company's used acre dealership, while forming its corporate center for administrative and financial services. This site shall conform to the city's ARB regulations. The ARB standards includes a list of regulations assuring compliance with Grand Prairie's adopted environmental, building and fire codes

Mr. Lee stated staff recommends approval of the Specific Use Permit subject:

- ARB related activities are performed inside.
- No inoperable vehicles are to be store onside for 48 hours maximum.

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

Vikki Pruitt, 3030 LBJ Frwy., #1600, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Matthew Burton, 804 N. Watson Road, Arlington, TX was present in support of this request.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181003/S181004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Lopez

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2018**

PUBLIC HEARING AGENDA Item #16– Z181001/CP181001 - Zoning Change/Concept Plan - Robinson and Forum Apartments (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for 329 multi-family units and 26,355 of retail on 17.4 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294 and PD-294B, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, AeroFirma Corp and the owner is Rick O'Brien, Campbell-Belt Line LP.

Ms. Ware stated the applicant is proposing a bank and retail uses on Tract 1. Tract 1 is accessible from SH 161 frontage road and Forum Drive. Tract 2 consists of 329 multi-family units in six buildings, an office building, pool, central open space with trails, and dog-park. The multi-family development is gated and accessible from Forum Drive with an emergency access and exit only drive on Robinson Rd. The Concept Plan depicts two pedestrian access points to allow residents to walk to the retail development on Tract 1. The applicant is proposing the standards below for Tract 1. These standards are consistent with the existing general retail standards in place.

- Uses permitted in the General Retail (GR) zoning district with the following additional use allowed: Financial Services (no payday loans or title loans shall be allowed as Financial Services);
- Minimum Lot Size: 20,000 sq. ft.;
- Minimum Lot Width/Depth: 100 ft. x150 ft.;
- Maximum Height: 50 ft.; and
- Minimum Landscaping: 10% of the lot.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family Three for Tract 2. Development on Tract 2 will meet Appendix W. The proposed amenities exceed what is required by Appendix W. Exhibit F – Multi-Family Amenities Checklist contains a complete list of the amenities provided. These amenities include:

- Walking/jogging trails within the development;
- Smart technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
- Granite countertops in kitchens and bathrooms;
- Upgraded lighting fixtures;
- Full-size stainless steel major appliances; and
- Integrated USB ports within all units.

Ms. Ware stated the Development Review Committee recommends approval.

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

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Debbie Reese, 821 Woodhaven Lane, Grand Prairie, TX stepped forward in opposition to this request. She said her backyard backs up to this development and she is concern with the crime this development could bring. Her fence has been torn down several times in the past couple of years and is concern this development would increase traffic.

Commissioner Lopez asked what type of fence is required by this development along Robinson Road. Ms. Ware stated the applicant is proposing a wrought iron fence with brick columns.

Chairperson Spare asked if there was a traffic safety issue at this location, has a study been conducted. Doan Stephens replied no there is no traffic safety issue at this location.

Rodney Debaun with AeroFirma Corp, 2935 S. Belt Line Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Debaun stated the entrance along Robinson Road is an emergency exit only, the remainder 3 acres would be left to allow for a bank, hotels, and restaurants. They would have security cameras all around the complex for security reasons and would be working with the Police Department to ensure safety on their property.

Chairperson Spare asked what the pricing of this complex would be. Mr. Debaun replied about \$1.70 a square foot.

Commissioner Motley stated the Debaun family has accomplished some great developments in this city.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z181001/CP181001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17– SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901. W Oakdale Road. Situated in the John C. Read Survey, Abstract No. 875, City of Grand Prairie, Dallas County, Texas. The 12.584 acre property is zoned Light Industrial (LI) District and is located at southeast corner of Hardrock and Oakdale, within the State Highway-

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2018**

161 (SH-161) Corridor Overlay and addressed as 901 W. Oakdale Road. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA.

Mr. Lee stated the applicant, Crow Holdings, seeks to construct and operate a 221,335 sq. ft. two-story transfer and storage terminal facility and outside storage. 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. Owned by Airgas, USA, the partially developed site has been used in the past for industrial uses, including those associated with industrial storage and transfer of combustible gaseous materials and products. It does slope generally to the southeast and relatively a 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 to connect to private lift station to accommodate sewer services and connect via off-site sewer main to the northeast of Oakdale Road. 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. A separate 30' ingress/egress drive is being provided along Hardrock Road on the southwestern portion of the development. Visitor and employee entrance will be served primarily via 30' drive/fire lane along the northern section of the development. Truck storage and screened truck docks are orientated on the eastern portions of the building with access being providing via a looped 30' 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 97 are required. The applicant provides 116 spaces including 8 accessible spaces.

Mr. Lee noted 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 seventy-nine 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 91,454 sq. ft. of irrigated landscaping is being provided including 50+ trees, perimeter shrubbery, and additional plantings throughout the development including 14 parking lot trees and 42 street trees along W. Oakdale Road. The enclosure conforms to city standards. Engineering has been coordinating with the applicant in



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providing the necessary documents and other processes associated with the roadway infrastructure improvements.

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

- Staff does not support the request for outside storage due to the speculative nature of outside storage activity along with the applicant's uncertainty of the scale, type and specific location for outside storage uses.
- Prior to a building permit being issued, the applicant must submit an approved vapor intrusion study/model and mitigation plan and a letter from the TCEQ approving a "Request for authorization to disturb final cover over a closed municipal landfill."
- 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.

Commissioner Coleman stated there are issues with Oakdale Road, there are no city utilities, and by obtaining more development in this area hopefully we can get them to bring in city services.

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Cooper stated they are no longer requesting the outside storage component of this request. He stated the applicant would be working with staff regarding the sewer system.

Chairperson Spare stated it seems to him that there are still some issues that need to be addressed with this request.

Commissioner Coleman stated this area requires deep pockets and good engineering.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and table case SU181002/S181002. The action and vote being recorded as follows:

Motion: Fisher

Second: Smith

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

Nays: Moser

**Approved: 7-1**

Motion: **carried.**

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2018**

PUBLIC HEARING AGENDA Item #19– SU181004 - Specific Use Permit - 2625 W. Pioneer Parkway (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas. The applicant is Peter Nguyen and the owner is Matthew Loh, LGSW Capital Investment.

Mr. Jones stated the applicant proposes to operate a 10-table billiard parlor within a lease space at Asia Times Square. Per the applicant's operational plan, the hours of operation will be 8am-midnight, Monday-Sunday. The attached floor plan depicts a billiard area dimensioned at approximately 30 feet x 80 feet and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant's intention is to utilize the space both for pay-by-the-hour play and for hosting tournaments. The applicant has met with the Grand Prairie Police Department and will utilize on-site security monitoring and cameras at each table and outside the facility.

Mr. Jones stated staff recommends approval of this Specific Use Permit subject to the following conditions:

1. That the Specific Use Permit be reviewed after six months.
2. That the rear exit and storage closet be configured to allow clear passage from the billiard room to the exit.

PUBLIC HEARING AGENDA Item #18– TA180701 - Text Amendment - Article 4, Use Chart Update and Article 22, Fee Schedule. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Amendment to the Unified Development Code, Article 4, "Permissible Uses" to revise the use chart and to revise Article 22, Fee Schedule. An Amendment to the Unified Development Code to revise the use charts to define and establish applicable districts for certain auto-related uses, industrial uses, and freight/transport uses, and billiard parlors.

Mr. Jones stated Grand Prairie continues to see a steady amount of development applications in the sectors of industrial development and auto-related businesses. Current standards regulating these business types within the City's zoning districts are often based on outdated or inadequate use descriptions and definitions. The City periodically makes updates to its use charts and definitions to account for changes in terms and technology, and recent trends within the market require that the city consider such changes at this time in order to effectively provide for quality development with minimal impact. The amendment proposed herein seeks to accomplish three goals: Update use charts to account for new or changing uses.

- b) Reevaluate the appropriateness of some uses within certain zoning districts and change the use charts to remove or restrict a use from certain zoning districts.

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- c) Organize use charts to provide ease of reference by consolidating or removing redundant or contradictory use categories and putting similar uses together.

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stated by approving this text amendment it could impact the warehouse development and asked that this case be postponed in order for staff to meet with developers on the proposed changes.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve the changes to the use chart pertaining to billiard parlors and recommend postponing all other proposed changes to further evaluate their development impact. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

Commissioner Moser then moved to close the public hearing and approve case SU181004 as presented and recommended by staff for a Specific Use Permit for a Billiard Room. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

Commissioners Comments: Commissioner Motley asked for a report showing the number of SF-1 and SF-2 homes that have been approved at the same time as almost 7,000 multi-family units and for staff to make a recommendation between multi-family units and SF-1 and SF-2 categories to be presented at the next meeting.

Commissioner Motley moved to adjourn the meeting of October 1, 2018. The meeting adjourned at 8:45 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Cheryl Smith, Secretary

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