

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

<u>PUBLIC HEARING AGENDA Item #15- SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4).</u> Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

Ms. Ware stated the site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4-story, 100-room hotel, outdoor pool, parking, and dumpster enclosure. The subject property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to the window requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal provides the required 12 Menu Items.

Ms. Ware noted the maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 67 ft. Staff does not object to this request: City Council has approved similar height exceptions in the past several years. The subject property is adjacent to an existing hotel with a height of about 54 ft. The maximum allowable FAR is .35:1. The proposal has a FAR of .52:1. Staff does not object to this request: City Council has approved similar FAR exceptions in the past several years. Appendix F requires that windows account for 30% of the north and south facades. Windows account for 14% of the north facade and 2% of the south facade. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 20% of the area of all facades and 43% of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. Windows are provided along 13% of the length of all facades. Appendix F requires a 30 ft. landscape buffer along IH-20 and Sara Jane Pkwy. The applicant is providing a 20 ft. landscape buffer along IH-20 and a 28 ft. landscape buffer along most of Sara Jane Pkwy. The applicant is providing an additional 100 shrubs as a compensatory measure for relief from the landscape buffer. The proposal includes 120 parking spaces when the maximum allowable number of parking spaces is 104.

Ms. Ware stated staff does not object to a hotel at this location, and does not object to requests for exceptions for height, FAR, covered walkways, landscape buffer, or maximum parking spaces. However; staff recommends that the applicant meet Appendix F requirements with regard to required windows, particularly on facades visible from Interstate 20.

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

Dayne Ram with ADR Design LLC, 2426 Silverado Trail, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Spare stated there needs to more windows or spangle glazing added to the building.

Mr. Ram stated they are in the process of working with corporate on adding more windows. Mr. Spare stated the case can be tabled until Mr. Ram gets approval from corporate on adding more windows.

Commissioner Moser asked if the problem not having windows on the building is because of the way the building is oriented. He does not want to cause issues with this development if the other hotels in the area did not meet the same standards. Mr. Jones stated staff would like to see the south side of the building match the north side.

Chairperson Spare said he would like for this development to follow the standards that are in place at this time.

Commissioner Smith stated she would like for this development to move forward, but would agree that this case might need to be tabled until there is more clarification on the windows.

Commissioner Connor stated he likes the project, but there are too many unanswered questions, he too would like to see more windows on the building.

There being no further discussion on the case commissioner Smith moved to table case SU190703/S190703. The action and vote being recorded as follows:

Motion: Smith Second: Connor

Ayes: Carranza, Connor, Smith, Spare

Nays: Coleman, Fisher, Moser

Case Tabled: 4-3