



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRAURY 5, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, John Lopez, Janie Adhikari, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor, Clayton Fisher, Cheryl Smith

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, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:45 p.m.

Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and Commissioner Lopez led the pledge of allegiance to the Texas Flag.

Chairperson Motley noted Commissioner Cheryl Smith was not present due to the death of her father, and asked that we all keep Cheryl and her family in our prayers.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180301 – Final Plat – Ibarra Corner, P180302 – Preliminary Plat – Mansions at Lake Ridge, P180303 – Preliminary Plat – Forum and Sara Jane Addition, P180304 – Preliminary Plat – Epic East Towne Crossing, P180305 – Preliminary Plat- Cedar Ridge Estates, and P180306 – Preliminary Plat – Villas on Bardin Road.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of January 8, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P171205 - Preliminary Plat - Mira Lagos East Townhomes South (City Council District 4). Preliminary Plat for Mira Lagos East Townhomes South with 87 residential lots and 3 open space lots on 9.296 acres. Tracts 2.8 and 2.9, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Overlay District, generally located west of Lake Ridge Parkway and south of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

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Item #4- P180201 - Final Plat - Curtiss-Wright Addition (City Council District 1). Consider a proposed Final Plat of Lots 1 & 2, Block 1, Curtiss-Wright Addition. The 2.56-acre property is zoned Planned Development-12 (PD-12) and addressed as 820 & 824 S. Carrier Parkway. The agent is Walter Nelson and the owner is Fray Webster, Bramata.

Item #5-RP171002 - Replat - Fresh Express (City Council District 2). A request to replat (combine) two industrial lots and relocate utility easements to accommodate the proposed expansion to an existing food processing facility into one commercial lot on approximately 44.5 acres. The properties are located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail). The properties are currently zoned Planned Development 241 (PD-241) district and Light Industrial (LI) district and lies within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

Item #6-RP180201 - Replat - Dalworth Park Addition (City Council District 5). Consider a request to approve a Replat of Lots 9 & 10, Block 169, Dalworth Park Addition. The 0.344-acre property is zoned General Retail (GR) and is addressed as 9 & 10 Nelson Street. The applicant is Rodolfo Gaona and the owner is Oscar Ninffent.

Item #7-SU160203A - Specific Use Permit Renewal - Gemini Coatings (City Council District 1). Consider a request for the renewal of a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8- S180203 - Site Plan - Truong Office Building and Item #9- SU030102C - Specific Use Permit Renewal - 1100 W Pioneer Pkwy.

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 P180301, P180302, P180303, P180304, P180305, and P180306, approve the minutes of January 8, 2018, approve public hearing consent agenda items P171205, P180201, RP171002, RP180201, and SU160203A, and Postpone cases S180203 and SU030102C.

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #10– S180103 - Site Plan - Church on Rush Creek (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan to accommodate a proposed expansion of an existing church campus on one lot on 14.212 acres. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The property is located in the S.C. Neill Survey, Abstract No. 1159. The property is zoned Planned Development 318B (PD-318B). The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek.

Mr. Lee stated the applicant seeks to improve the existing 17,000 sq. ft. worship facility and campus site with an 800-seat sanctuary, a garden court and covered canopy, parking and drive ways consists of a 22,000 sq. ft. building addition along with future additions to accommodate weekly worship services as well as children ministries and auxiliary functions. The propose addition to the existing church building will be linked via a pedestrian passageway. The existing single-story 17,000 sq. ft. facility is on approximately 14 acre site, centrally located on the property approximately 200' from E. Seeton Road and 200' west of the existing overhead electric power distribution easement. The proposed improvements are planned primarily to the southwest of the church's existing facilities. The proposal also includes the construction a dumpster enclosure, concrete parking, drive aisles, landscape improvements, and sidewalks.

Mr. Lee stated access to the subject property will be from an existing driveway from E. Seeton Road, extending southward providing access and fire lane coverage for parking facilities and future building additions. The site proposing an additional drive approach providing access to proposed parking facilities located on the southern portion of the property. An additional fire lane and turn-around drive shall be provided connecting to the eastern drive and looping around the propose sanctuary and ultimately connecting to the proposed covered canopy area. Parking requirements are based on the use; therefore the seating capacity of the new sanctuary's parking calculation should be able to accommodate the subsequent ancillary uses for the existing building. The existing site has less than 200 parking spaces. The proposed site provides 400 parking spaces, with the new spaces constructed with concrete pavement. The Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, 25% Stone, excluding doors, windows, and stucco panel features. The applicant proposes using a combination of fiber cement wall panels on the north, south, eastern and western exterior elevations providing prefinished masonry wall panel elements along the eastern elevation. The connecting visible corridors and children's section of the building reflects a combination of stone, brick veneer and fiber cement plaster. The exterior elevations does provide for the 100% masonry requirement, however the design does not comply with the 25% stone material, and does not provide for cornice projections. The zoning requires a maximum thirty-five feet height limit the proposed building height is thirty-six feet, six inches in height. The proposed site exceeds the minimum landscaping requirements for Institutional Uses. The applicant is proposed to relocate a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building.

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Mr. Lee stated the applicant is requesting several exceptions, specifically centered on the building design. Due to the location on the church campus, nature and function of the proposed sanctuary; staff does not object to the requested exceptions. The Development Review Committee recommends approval subject to Planning & Zoning Commission granting the following exceptions as requested.

- Exception to the minimum 25% stone requirement to exterior masonry material building element.
- Exception to the requirement of cornice projection requirement.
- Exception to the maximum 35' building requirement to 36'6".

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

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Bedford, TX stepped forward representing the case and to answer questions from the commission. Mr. Moore stated they are requesting a few exceptions, but assures the addition would be a great improvement for the site.

Commissioner Spare stated he is the president of the Mira Lagos Homeowners Association they are very pleased to have them as their neighbor, great facility.

Pastor Jeff Kirkpatrick, 2300 SW Green Oaks, Arlington, TX and Sandra Beer, Architect, 2808 Fairmont Drive, Dallas, TX was present in support of this request.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S180103 as presented by staff, granting the applicants exceptions. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– S180202 - Site Plan - Grand Prairie Rod & Customs (City Council District 1). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve Site Plan for a 13,448 sq. ft. Auto Accessories Sales and

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Installation facility on 1.38 acres. Parcel A of S.O.-8, Tracts 1 and 1.1, Great Southwest Industrial District, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Overlay District, and addressed as 1700 and 1710 S Highway 161. The owner is Craig Davis.

Ms. Ware stated the applicant will be selling and installing products like car audio, window tinting, automobile security, bolt on accessories, custom wheels, LED lighting, custom interiors, and lift and lowering kits. The 14,464 sq. ft. building includes space for a shop, show room, and offices. The site is accessible from the Highway 161 northbound frontage road. The site plan provides the required number of parking spaces. The eastern portion of the site is gated. Overhead doors that open to the shop, one on the north façade and one on the south façade, are behind the gates. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements with one exception. The building elevations consist primarily of stucco with stone and metal accents. The proposed elevations meet the building materials requirements. Primary facades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F.

Ms. Ware stated Appendix F requires that parking and drive aisles be setback 30 ft. from the ROW. The applicant is requesting an exception to this 30 ft. landscape buffer requirement. As a compensatory measure the applicant is providing ten trees when four are required and 92 shrubs when 35 are required. The Development Review Committee recommends approval.

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

Craig Davis, property owner, 425 SE Dallas Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Davis said they have been in business in Grand Prairie for many years on Main Street, but their building recently burned down, which opened them up to building a new facility along Hwy. 161.

Chairperson Motley stated he appreciates them staying in Grand Prairie.

Gary Turner, Architect and Engineer with Garry Turner & Associates, 604 Pheasant Run, Burleson, TX stated the location is ideal for this type of business and the building would have a very pleasant and appealing façade.

There being no discussion on the case Commissioner Adhikari moved to close the public hearing and approve cases S180202 as presented and recommended by staff, granting the applicants exceptions. The action and vote being recorded as follows:

Motion: Adhikari

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Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– TA180201 – Text Amendment – Amendment to the Unified Development Code. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an Amendment to the Unified Development Code of the City of Grand Prairie, to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code.

Mr. Jones stated as residential development in Grand Prairie has continued and evolved, staff has become aware that current residential development regulations are misaligned with development trends and preferences in our market. Most residential developments approved within the last several years, including almost all multi-family apartment projects, have sought one or more variances from the Unified Development Code. These variances often include exceptions to requirements for unit composition, garages, material standards, roof pitch, yard setbacks, and screening. In most cases, the requested variances are granted, allowing for the project to be built. While development regulations are designed for some flexibility, a clear trend has emerged in the city's most recent residential developments, a trend which looks and in some cases functions differently than what is strictly required by current standards. This amendment is an effort to update requirements for residential development and to make them more flexible and context-sensitive, while maintaining or exceeding the high degree of quality and design which the current standards were intended to provide. A second goal of this amendment is to consolidate residential development regulations, which currently are spread among several different Articles within the Unified Development Code. This change is designed to allow for better communication between the City and prospective developers and builders and make the code easier to search and reference. This consolidation is not intended to replace any Article or section within the UDC, but it is designed to place the most relevant and often referenced requirements in a single location. This Article will replace Resolution 3924, which was adopted in July, 2003.

Mr. Jones stated Resolution 3924 has functioned as a set of guidelines, although applicants who wish to deviate from the Resolution have customarily requested variances as part of the zoning or platting process. The amendment proposed would codify many of standards found in Resolution 3924 by making them part of the Unified Development Code. The regulations would apply to any new residential subdivision with more than four single-family lots. Some of the most significant changes include the following:

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- An increase in the percentage of lots required to be 9,000 square feet or greater from 20% to 30%;
- Elimination of front-facing garages except under certain criteria;
- Stricter standards on "cookie cutter" building plans;
- Requirement for 10 foot HOA buffer lots where residential side or rear yards abut a street;
- Requirement for HOA to maintain side yard fences in cases where a fence is visible from the street.

Mr. Jones stated in the year since regulations on single-family and two-family carports were last updated, the City has continued to see a large number of applications for carports which are required to go to the Zoning Board of Adjustment. Between October 2016 and October 2017, 34 carport applications required a variance. In many cases the proposed carports require variances for one of two reasons: They technically exceed the 400 square foot limitation but still meet dimensional restrictions by not exceeding 25 feet in length or 25 feet in width, or there is no existing permitted carport within 300 feet. The revisions proposed are designed to minimize technicalities and allow homeowners more flexibility in constructing carports which meet the intent of the current ordinance and also conform to the design of the house or lot on which the carport is proposed. If the square footage limitation is increased to 500 square feet and the existing carport restriction is increased from 300 feet to 800 feet, staff believes instances of carport variances can be reduced by as much as 75 percent. Dimensional controls would remain in place or be enhanced so that a carport could not be wider than 30% of the frontage of a house in order to maintain proportionality, and also must be constructed of materials similar to the house, including the roofing material. The revised standards are included in the proposed new residential Article, to provide ease of reference.

Mr. Jones stated Multi-Family regulations are currently found in Articles 3, 4, 6, 8, 9, 10, and 11 of the Unified Development Code. This makes it difficult to communicate the location of relevant standards to prospective developers and builders. The proposed amendment would in many cases retain the regulations found in those sections for topical reference purposes, making needed modifications to match the proposed consolidated article. Significant changes to multi-family and single-family attached and townhouse uses include the following:

- Updated architectural standards designed to respond to current building designs, which often include flat roofs, longer buildings, alternative or non-traditional materials, and non-primary colors;
- Updated security regulations, including requirements for managed entry points, increased lighting, and more effective sightlines;
- Amenity requirements utilizing a tiered point system similar to LEED certification, wherein a developer would be required to select tiers of features from multiple categories, including environmentally-friendly building materials, site features, or construction techniques, use of luxury features, or use of technology. The features are not limiting, so a developer who

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proposes an alternative feature or technique which is not on the list could potentially receive credit if it meets the intent of the standard;

- Incentives for mixed use development and structured parking.

Commissioner Spare asked if the City reached out to any Public Improvement Districts or Homeowners Associations regarding some of these changes, such as the setbacks, garages, and fences.

Mr. Jones replied no, but noted these changes would only apply to new developments.

Commissioner Lopez stated during the briefing session there were a lot of questions and concerns with some of the changes and asked that this case be tabled for further clarification of the changes being proposed.

Chairperson Motley said he lives in an older neighborhood and has a wood frame home, and asked if his home was to burn down, could he build to the old standards or would he have to build to the new standards.

Mr. Jones stated he would need to meet the standards according the zoning ordinance, but if most of the homes in his neighborhood are wood frame homes then he would be allowed to build to the standards at the time his home was constructed or platted.

Chairperson Motley asked what would be the minimum height of the fence that runs along a street that would be maintained by the HOA.

Mr. Jones replied it would be a minimum of 6 feet.

Commissioner Spare stated as the Mira Logos HOA President, homeowners want to have privacy and screening, he does not understand the reasoning for the wrought iron fence with 36 inch tall shrubs.

Mr. Jones stated staff is looking to have a more unified fence up and down a street.

Commissioner Spare asked why the fences cannot be of cedar board materials and maintained by the HOA, because people would not want to buy these homes with no privacy in their back yards, this ordinance needs more thought, and would also like to see the lot sizes be wider. He stated the J-swing garages do not make sense and do not work, he sees a lot of homes with J-swing garages that park their vehicles in the street, because they cannot maneuver their vehicles, because they cannot get out of a J-swing garage, esthetically they are pleasing, but do not work.

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Commission Lopez said he has a wrought iron fence at his home and he had to modify it, because he did not want his pet getting out, and asked if homeowner would have the option to modify his fence.

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and table case TA180201 for further clarification on the proposed changes. The action and vote being recorded as follows:

Motion: Lopez

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Tabled: 6-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #13 - USP180201 - Unified Signage Plan - 2503 W. Interstate 20 (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Unified Signage Plan for multiple on-site changeable outdoor advertising signs within the Great Southwest Crossing shopping center. Tracts 2,3,4,8, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 18.522 acres zoned Planned Development 33 (PD-33) District within the Interstate 20 Overlay Corridor District and generally located at the southeast corner of IH 20 and Great Southwest Parkway. The agent is Brian Guenzel, the applicant is Raymond Rodriguez, and the owner is James Nakagawa, BRE RC GREAT SW TX LP.

Mr. Lee stated the Great Southwest Commercial Center, anchored by Kroger, consists of multiple properties and the applicant proposes four internal signs on one property within the commercial shopping center. The applicant proposes fourteen-foot tall poles with four by seven foot 4'X7' mounted cabinets. The internally-lit (LED) cabinets allowing for static advertisement of national brand products. Article 9 of the Unified Development Code allows for Sign Standards and provides regulations including the types of media, placement, size, design, as well as permit requirements. These regulations apply to residential, non-residential, industrial and public information/identification mediums. Article 9 of the UDC acknowledges the business community's purpose related to promoting commerce, balancing advertisement/business identification with reasonable sign standards though out the community. Article 9 limits the number as well as spacing of pole, monument marque and other signs per property. As proposed, the pole-mounted cabinets provide a new style of signage, not defined in Article 9 of the UDC. All signage requires permit application and review for compliance via Building Inspection Department for clearance, wind load, structural and other code compliance subject to Council's approval of USP. The location of signage is 200'-400' from public street view, thereby limiting the visibility from public view. The intent of the advertisement is for on-site visitors to the center only. The signs are not intended to operate as an off-premise sign or to advertise to passing

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travelers. Therefore a condition should be for the advertisement on the sign to be directly related to retail items sold on-site.

Mr. Lee stated staff recognizes a general benefit of the proposal of unique signage to the property owner and the general public and is supportive of the request as proposed. However, DRC has concerns as to the overall number, location, and content of signs if this technology is more widely implemented throughout the city, such that further study may be warranted in the future. DRC recommends approval of this request subject to permit application and review of each sign via Building Inspections Department.

Commissioner Coleman stated there have recently been a lot of laws passed regarding texting and driving, would these signs be distracting that they could cause an accident.

Mr. Lee stated these signs would not be interchangeable, but would refer the question to the applicant.

Commissioner Spare asked if this request came about someone else having these types of signs.

Brian Guenzel, 1222 Britany Lane, Arlington, TX stepped forward representing the case. Mr. Guenzel stated this is another way to respond to the community by advertising, which would bring in revenue.

Raymond Rodriguez with Outdoor Media Narrative, 2110 Dove Loop Road, Grapevine, TX stated they manufacture their own signs and would withstand winds of up to 130 miles these signs are to generate revenue it is just another way to advertise. The signs have not caused any accidents or been distracting to drivers, they are not meant to be seen from the roadways.

Commissioner Lopez asked as far as the advertisement would they only be advertising products sold at Kroger or other stores in the shopping center.

Commissioner Spare stated he can see this case setting precedence for the rest of the shopping center.

Mr. Lee stated each case is heard on a case by case basis, this site is being restricted to four signs, but staff does plan on revisiting the sign ordinance regarding these types of signs.

Commissioner Coleman stated as a business man he has learned that advertisement is crucial, but is concern with the esthetic of the signs and how they would look on the lot, but because they are limited to four signs, he move to close the public hearing and approve case USP180201 as presented by staff. The motion died due to a lack of a seconded.

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Commissioner Spare moved to deny case USP180201, seconded by Commissioner Adhikari. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

Ayes: Adhikari, Carranza, Lopez, Motley, and Spare

Nays: Coleman

Denied: 5-1

Motion: **carried.**

Commissioners Comments: Chairperson Motley noted this would be Assistant City Attorney Steve Alcorn last meeting, he is retiring. He thanked Mr. Alcorn for his work as a City employee and wished him well.

Steve Alcorn stated he has enjoyed his last 22 years with the City and has seen this city change significantly, but it's time to move on and thanked everyone for working with him.

Commissioner Spare moved to adjourn the meeting of February 5, 2018. The meeting adjourned at 8:15 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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