

Grand Prairie
T E X A S
D r e a m B i g  P l a y H a r d
REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 4, 2019

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

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

Chief City Planner David Jones presented the following cases:

PUBLIC HEARING AGENDA Item #5- CPA190201 – Comprehensive Plan Amendment – from Commercial to Mixed Use (City Council District 1). Mr. Jones presented the case report and gave a Power Point presentation for an Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie.

PUBLIC HEARING AGENDA Item #6- Z190202 - Zoning Change - Woodhaven Mixed Use Development (City Council District 1). Mr. Jones also presented the case report and gave a Power Point presentation, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan.

Mr. Jones stated the applicant requests to construct a development consisting of a single phase of high density multi-family development and a single phase of commercial development to create a horizontal mixed-use development. The request is for a change from Commercial/Retail/Office designation to Mixed-Use. The 2018 update to the Comprehensive Plan defines these categories as follows: “Commercial uses are more intense than retail establishments, yet also provide goods

and services for the public. Examples of commercial establishments would include hotel, automotive services, and big box retailers.” “Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways.” “Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower intensity transitional use to adjacent residential areas.” Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas.”

Mr. Jones stated staff believes that the requested amendment reflects the development potential of the parcel. Although the property sits at a high-traffic intersection, visibility and access are likely too limited to maintain a traditional retail development. The parcels to the north along the 161 frontage road leading up to Desco are flatter, with better visibility and access, and could more realistically serve as the commercial/retail/office component of the larger area bordered by 161, Dickey Rd., S. Carrier Pkwy., and Desco Ln. This area already has already partially developed as garden office west of S. Carrier Pkwy., multi-family between Dickey Rd and Desco Ln and patio homes north of Desco Ln. Staff believes that high-density residential development, as a component of a mixed-use development, would benefit and enhance the overall area. Staff further finds that a mixed-use proposal at this location conforms to Objective 2 of the 2010 Comprehensive Plan by reducing sprawl and providing integrated community uses in one development on an infill lot. The proposal also conforms to Objective 3 by locating higher density residential uses along two arterial roadways, SH-161 and Dickey Rd. By adding to housing choices available in the area and bring more residents to the fringes of Downtown and the Central Business District, thereby enhancing the demographics of central Grand Prairie. DRC recommends approval of the requested amendment to the Future Land Use Map.

Mr. Jones stated the applicant will follow Appendix W standards with regard to the multi-family development with one exception. Proposed residential amenities are proposed to include upgraded cabinetry, granite countertops, stainless steel appliances, dog runs, cabana-style pool, outdoor kitchen, and community garden. As required in Appendix W, a full list of amenities will be required at Site Plan phase. Two full access points are proposed onto Dickey Rd. An additional right only access is proposed along SH-161 along with deceleration lane. The easternmost drive from Dickey will provide a direct connection to the multi-family leasing office and to the SH-161 frontage road. The western access point will provide gated access to the parking garage and mini-storage. The proposal is located near Jennifer McFalls park, which will be accessible via future trails along Cottonwood Creek and S. Carrier Pkwy., and would also facilitate pedestrian access to future commercial uses along SH-161 south of Desco Ln. The parking layout as shown with parking in

front of the clubhouse and leasing office near the 161 frontage road could also facilitate ride sharing. Due to the scale of the development and existing peak congestion at the Dickey/161 interchange, the applicant has prepared a Traffic Impact Analysis which outlines several recommendations for service improvements at the interchange. The Transportation Department has reviewed the TIA and believes that the recommendations, while technically feasible, are not advisable at this time. Staff has incorporated these concerns into the overall recommendation below.

1. The applicant is proposing a maximum residential density of 65 units per acre. The current maximum allowed in the city is 35 units per acre in Central Area zoning.
2. The applicant is proposing a floor area ratio in excess of the .35:1 allowed on for commercial development in PD-12. The FAR of the proposed mini-storage is 1.02:1.

Mr. Jones said the Planning and Zoning Commission voted on consent to table this application at its February 4, 2019 meeting. From a land use perspective, the proposal makes efficient use of the site and fulfills many of the objectives of the Comprehensive Plan by providing infill housing and additional residents near downtown the central city. The proposal will have minimal impact on existing development, including single family neighborhoods, and will significantly enhance the built environment of the area. Transportation staff has concerns that the existing interchange Level of Service will be made worse with no mitigation to compensate, as the recommendations of the TIA are not feasible at this time. Beyond this concern, the Development Review Committee has no further significant concerns and recommends approval with the following conditions:

1. That the developer continue to explore other avenues for traffic mitigation and incorporate these into the design at the Site Plan phase.
2. Attached renderings are intended solely for conceptual purposes and do not confer any variances. If the zoning change is approved, commercial development shall be subject to Appendix F design standards for the 161 Corridor Overlay and residential development shall be subject to Appendix W design standards for all future Site Plan proposals.

Commissioner Motley asked staff's reasoning for recommending approval of the density ratio of 65 units per acre, and asked if there are other developments of this sort. Mr. Jones replied no, but the proposed site has several challenges therefore the property would not work for commercial development.

Commissioner Motley asked if the mini-storage units would have their own parking. Mr. Jones replied yes. Mr. Motley stated he lives in this area of Hwy 161 and the traffic during peak hours are bumper to bumper between 6:30 a.m. and 9:00 a.m., how many cars are too many going northbound on Hwy 161 service road, this is a dangerous intersection and by this development we would be adding more vehicles to this road staff has indicated they do not know how many vehicles are too many. Mr. Jones replied he is correct staff cannot say how many vehicles are too many, but the applicant did conduct a Traffic Impact Analysis Study.

Commissioner Moser asked if the development plan meets the parking requirements. Mr. Jones stated the parking requirements are exceeding what is required for this development the development would be a gated and there would be no guess parking in the parking garages, but

would designate 16 surface guest parking spaces, plus have an additional 41 surface parking spaces for the mini-storage building.

Commissioner Moser asked what the height of the storage units are and has the applicant received FAA compliance. Mr. Jones stated the storage units would be 40 feet in height.

Chairperson Spare asked what other Uses are allowed in the current zoning, he does not agree high density residential is the best and highest use for this site he also travels on Hwy 161 to work and traffic is a major concern. Mr. Jones noted other uses allowed under the current zoning are doctor offices and the type of uses you see along Carrier Parkway.

Commissioner Smith asked if there was a market study conducted stating high density residential would be a good use for this location.

Commissioner Motley stated we are only asking for a Comp Plan amendment for this site what about the other corners zoned commercial. Mr. Jones stated at this time we only have a developer looking at developing this site, but we would look at each case on a case by cases bases.

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

Rob Dye with Woodhaven Development, 12440 Wood Manor Circle, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Dye gave a presentation of the proposed development. He stated this site is viable being 22 minutes from Dallas and Fort Worth people are looking to relocate and live in a more affordable development. They have meet with staff and councilmembers that feel this would be good for the city being close to downtown and Arlington's entertainment district this would bring more people to the area. He stated the land does have it challenges, but at \$1.70 a square foot this would be a great place to live.

Commissioner Fisher stated with so many traffic concerns and being in the center of the city, he struggles with the mini-storage use at this location.

Chairperson Spare stated Grand Prairie is located in a prime location we have to look at what is the best use for this location his concern is the bad traffic that already exist and bringing more bad traffic to Carrier Parkway do we really want to make this worse.

Commissioner Carranza asked if there is a lower density he could work with. Mr. Dye replied no, because of the lands constraints it would not be financially workable.

Commissioner Carranza asked if the Police Department has any concerns. Mr. Jones stated the Police Department is part of the Development Review Committee and did not express any concerns with this development.

Commissioner Moser stated the lowest elevation of this development would be green space, what is the highest point and would the storage unit be the same height. Mr. Dye stated the complex would be about 25 ft and the storage unit elevation would be even lower.

Commissioner Motley asked the value of the development. Mr. Dye replied 50 million. Mr. Motley said the traffic impact is unsure, the density is almost twice of what is allowed, and for him there are too many uncertain with this development.

Steve Stoner with Pacheco Koch, 7557 Rambler Road, Suite 1400, Dallas stated they conducted the Traffic Impact Analysis study, the study was in 60 minutes increments in the morning and evening during peak hours and their findings were very minimal for this area, the increases are not enough to change the Levels of service.

Commissioner Motley asked how many additional cars would have to come up Hwy 161 to convert from a Level D to a Level E.

Commissioner Carranza asked what is the low end and high end of the 70 cars during peak hours. Mr. Stone stated he is not sure of the numbers.

Rob Dye stated TxDOT would be adding additional lanes to Hwy 161 before this development is completed.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case CPA190201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

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

Nays: None

Approved: 9-0

Motion: **carried.**

There being no further discussion on case Z190202 commissioner Moser moved to close the public hearing and approve case as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Fisher, Moser, Smith

Nays: Carranza, Coleman, Connor, Lopez, Motley, Spare

Approved: 3-5

Motion: **Failed.**

Commissioner Motley moved to deny case Z190202. The action and vote being recorded as follows:

Motion: Motley

Second: Coleman

Ayes: Carranza, Coleman, Connor, Motley, Smith, Spare

Nays: Fisher, Lopez, Moser

Approved for Denial: 6-3

Motion: **carried.**