



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 3, 2019**

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

COMMISSIONERS ABSENT: Clayton Fisher, 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, Caryl DeVries, Traffic Engineer, 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, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Mr. Norwood introduced, Brett Huntsman as our new Transportation Planner, and Traffic Engineer Caryl DeVries.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190701 – Final Plat- The Lakes at Grand Prairie, Lot 1, Block A, P190702 – Minor Subdivision Plat – Granados Park, Lots 1 & 2, Block A, P190703 – Final Plat – Remington I-30 Addition.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 6, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190601 - Final Plat - R. Hernandez Addition, Lot 1, Block 1 (City Council District 6). A request to plat a 4.704 acre property into a single lot. The 4.704 acres out of the S.B. McCommas Survey, Abstract No 888, Dallas County, Texas. The property is generally located on the south and east side of Vineyard Road, approximately 500 feet east of Lake Ridge Pkwy. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Rafael and Norma Hernandez.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Item #4-P190603 - Amending Plat - Mansions at Lake Ridge Lot 2 (City Council District 6). Amending Plat for Mansions at Lake Ridge, Lot 2 to add a landscape easement and water easement. Lot 2, Mansions at Lake Ridge, City of Grand Prairie, Dallas County, Texas, zoned PD-297C, within Lake Ridge Corridor Overlay District, and addressed as 7392 Lake Ridge Pkwy. The applicant is Roger Gunderman, MBC Engineers and the owner is Andy Patel, Lake Ridge Holdings, LLC.

Item #5-P190604 - Final Plat - Sheffield Village, Phase IV, Lot 3, Block 3 (City Council District 4). Final Plat creating one 7.24 acre lot for multi-family residential development. A portion of Lot 3, Block 3, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas, within the IH-20 Corridor Overlay and zoned Planned Development District (PD-130) and addressed as 3000 Bardin Rd. The applicant is Drew Donosky and the owner is Anant Patel.

Item #6-SU161203A – Specific Use Permit Renewal – U-Haul (City Council District 2) – A request for a Specific Use Permit Renewal at 2418 Robinson Road, being all of Lots 1 and 2, Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas.

AGENDA PUBLIC HEARING ITEMS TO BE TABLED: Items #7- RP190602 - Replat - Lakecrest Addition, Lots 6 & 7, Block 969, Item #8- Z190601/CP190601 - Planned Development Request/Concept Plan – Forum Villas, Item #12- SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161.

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 P190701, P190702, and P190703, approve the minutes of May 6, 2019, and approve public hearing consent agenda items P190603, P190604, RP190601, and SU161203A, and table cases RP190602, Z190601/CP190601, and SU190602/S190602.

Motion: Lopez

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- S190601 - Site Plan - Kednus Office/Showroom-Warehouse (GSW Logistics Addition) (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan request for a two-story, 32,000 sq.ft. office/showroom-warehouse facility on 7.5 acres situated in the Joseph R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas. The property is zoned Light Industrial (LI) District, generally located southwest of East Avenue J and 107th

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Street, specifically addressed at 612 107th Street. The agent is Gina McLean, Nationwide Construction, the applicant is Marshall Seavers, and the owner is Anthony Hernandez.

Mr. Lee stated the proposed use is for the two-story, 36,020 sq. ft. office/warehouse & manufacturing facility. The facility plans to house two separate companies for associated-related uses. Both companies are controlled by the applicant. CDI will provide concrete coating and sealant products and services space and ADT shall be the installation contactor of the products provided space. Approximately 12,000 sq. ft. will be administrative office space with the remaining 24,000 sq. ft. for warehousing and manufacturing purposes. The western portion of the property abuts Johnson Creek, therefore a significant portion of the property lies in the floodway & floodplain. In addition to the floodplain, other constraints include Trinity River Authority easements running diagonal on the northeasterly portion of the property and Loan Star Gas Utility easements bisecting the property running north-south. Significant tree canopies exist along the floodway and mature hardwood trees are located along the perimeter of the property. The applicant intends to preserve most of the existing tree canopy. The vacant site has been previously used for a public golf driving range. The 7.5-acre property is actually a portion of a larger multi-acre tract extending north of Johnson Creek and extending west 425 feet from State Highway 360. Primary access shall be from commercial drive approach along Avenue J East approximately 250 feet west of 107th street intersection. This drive is intended for both customer and employee parking. However, company trucks shall be allowed to exit due south of this drive in accordance with truck routing plan submitted and reviewed by the Transportation Department. The secondary point of ingress shall be provided by commercial drive approach along 107th Street, located 140 feet south of the Avenue J East intersection. In accordance with the truck routing plan, this approach is intended for truck ingress only to allow for direct access to truck docks located on the southern portion of the building. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on a retail/warehouse ratio. The ratio is 1 space per 375 sq. ft. for office uses and 1 per 1,000 sq. ft. A total of 56 are required. The applicant provides 65 spaces including 3 accessible spaces. In addition, 2 trailer spaces are being provided on the southern portion of the building and one overhead door each on the west and eastern portion of the building.

Mr. Lee stated the UDC's Appendix X, Industrial Development Standards; require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features and the primary façade facing the street shall be: At least two contrasting colors. Windows comprising at least 30% of the area for primary facade, secondary facade may select windows comprising at least 30% of the building's length. Select 3 of 8 architectural design menu items ranging from building articulation, color elements, wing walls and accent lighting features. The secondary façade shall include 100% masonry construction but may substitute up to 50% with architectural metal panels and shall select 2 of 4 menu items listed: Masonry accent material and color within an area 10% to 15% of the area. Windows comprising at least 30% of the area. 6" Cornice project the entire length of the elevation. Minimum two-15% articulation offsets both vertical and horizontal each. In addition to the façade, Appendix X

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

requires minimum 10% landscaping be an integral part of the development. The standard requires: 1 tree per 250 feet of landscaped area. 1 shrub for each 50 feet of landscaped area. Street trees 20- 30 feet on-center. Truck dock screening with evergreen mature trees.

Mr. Lee said the Industrial Development Standards offer credits/waiver to certain design standards for builder/developer efforts in on-site tree preservation. Tree Preservation Incentives provides an opportunity for flexibility in overall design by recognizing and incorporating natural environments and the community's value in protection natural usable open space. Tree Preservation Incentives requires minimum 6" caliper trees or greater be preserved on the same property as the development via submission and review of Tree Survey and Tree Protection Plan. Once confirmed, the Builder/Developer has an opportunity to request Section 4.2 and/or Section 4.4 Building Design standards be relaxed. Partly due to the existing constraints of the abutting creek to the west and adjoining flood plain, the development's design and orientation of the facility is complimentary to the natural terrain. It offers two street frontages resulting in two primary façades. The orientation of the proposed loading docks and dumpster enclosure will be located on the southern portion of the facility. Two commercial drive approaches will serve the facility, with regular business vehicles utilizing the northern drive along Avenue J East. This drive will serve for occasional trucks exist only. The secondary commercial drive shall be centrally located on 107th Street and shall serve as primary truck entrance as it will have direct access to the dock area. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials on the primary (north) façade consist of combination prefinished architectural metal-panels, prefinished metal awning and required minimum 23% of required 30% window standard. The East elevation shall consist of two complimentary concrete tilt panels with 2" reveals, cultured stone materials. The East elevation provides 4% of the required 30% window requirement. In addition to minimum 30% window requirement along the primary exterior façade area, the applicant is seeking relief from the minimum building articulation requirement from 15% to 11% along the northern façade. A Tree Survey and Tree Protection Plan has been submitted and under review seeking relief and relaxation of the building design standards as applied to the Tree Preservation Incentives section of Appendix X.

Mr. Lee noted the proposed site exceeds the minimum landscaping (10%) requirements. Existing Live Oak and Cedar trees parallel along the street perimeter complies with the 30-50 on-center requirement. The development proposes 22 additional trees in compliance. As required, 250 shrubs are proposed along parking areas, near tree islands and ground cover near the building complimenting the undisturbed areas near the creek. The applicant is proposing to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located at far southern section of the site. The enclosure shall conform to city standards. Mr. Lee noted the exceptions requested & incentives applied: Northern elevation allowance for 23% of required 30% window area requirement and 11% of required 15% building articulation requirement. Eastern elevation allowance for 4% of required 30% window area requirement. Waiver of sidewalk requirement along street frontage lieu of natural pedestrian path/trail along the southern portion of the property. The Tree

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Preservation/Mitigation Plan identifies and preserves 27 large caliper oak trees on the property and one multi-branched Crepe Myrtle. As outlined in Appendix X Section 2, preservation and protection techniques shall be applied when seeking such incentives. Therefore, the applicant seeks to waive those requirements in Sections 4.4 & 4.2 seeking relaxation of the minimum window area and building articulation requirement in lieu of tree preservation and lighting design enhancements.

Mr. Lee stated the applicant is seeking one item be waived in Section 4.4 for every 10 trees measures 6" caliper or greater. One item be waived in Section 4.2 for every 25 trees measuring 6" caliper or greater. The Development Review Committee recommends approval of the request subject to: Planning & Zoning Commission's granting a waiver and credit to certain design standards in lieu of the applicant's Tree Preservation & Incentive Plan. Planning & Zoning Commission granting a waiver to the sidewalk requirement along the street perimeter in lieu of natural pedestrian path/trail being provided along the southern portion of the property

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

Tony Hernandez, 805 Avenue H, Ste 504, Arlington, TX stepped forward representing the case and to answer questions from the commission. Mr. Hernandez, part owner of the company, said they would have about 40 employees in installation and 30 in coding.

Chairperson Spare stated he is glad to hear that he would be bringing his company to Grand Prairie and would be saving the trees.

Gina McLean with Nationwide Construction, 721 S. 5th Avenue, Mansfield, TX stated they have added cornices and accent light to the building they did their best to meet all of staff's requirements.

Commissioner Connor asked if the right of the building would be the production area. Mrs. McLean replied yes, it would be used as warehouse space.

Commissioner Smith said the architectural/façade of the building seems offset. Mrs. McLean stated that adding more windows to the warehouse area would be costly.

Commissioner Moser asked if spangled glazing windows would be an option. Mrs. McLean stated, because of the building material they would not work, but they are keeping the tree line in this area that blocks the buildings view.

Marshall Seavers, 805 Avenue H, Ste 508, Arlington, TX was present in support of this request.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190601 as presented and recommended by staff, accept the applicant's request for a variance to the sidewalk requirement subject to construction of a usable pedestrian trail leading to the abutting creek for employees and visitors to the site, and allow for variance to the minimum 30% widow and/or spandrel glass area requirement on the primary facades and reduction in the minimum 15% building articulation requirement for the primary and secondary facades. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 - S190603 - Site Plan - Retail at Epic East Towne Crossing, 1010 Mayfield Rd. (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for a 7,067 sq. ft. retail building. Lot 5, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the 7,067 sq. ft. building will be occupied by multiple tenants. The site is accessible from Mayfield Rd and SH 161 by shared access drives across Lot 4 and Lot 6. The Site Plan depicts the approved/intended layout of future development on the adjacent lots to illustrate how the subject property relates. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone, brick, stucco, and architectural panels. The proposed building elevations meet the stone/brick accent, articulation, and covered walkways requirements and exceed the windows requirement in PD-364. The building materials and design requirements for inline buildings and multi-tenant buildings were established with creation of PD-364 in 2017. Since then, City Council has approved revised overlay standards in Appendix F: Corridor Overlay District Standards. The applicant has worked with Staff to show how the proposed building elevations compare to the revised Appendix F standards. Appendix F now requires that windows account for 30% of the area of street facing facades. Windows account for 32% and 28% of the area of proposed west and south elevations, which is consistent with the new standards. The applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards. Other Menu Items include 100% native and drought tolerant species of plants, 70% qualifies as a Menu Item, and pollinator friendly flowers. The applicant is not requesting any exceptions or appeals.

Ms. Ware stated the Development Review Committee recommends approval.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

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

Mark Davis with Epic East Towne Crossing, L.P., John Webber, and Trey Swindle, 16000 Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11- S190607 - Site Plan - Lakes at Grand Prairie (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Lake at Grand Prairie, a 140-unit, multi-family development on 7.15 acres. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

Ms. Ware stated the 137-unit multi-family development will be accessible from Doryn Drive with an emergency access/exit-only drive on Magna Carta Blvd. The Site Plan shows an access easement that extends past the proposed drive to the west property line. This is intended to provide the property to the west with access from Doryn Drive in the event that it is developed for commercial use in the future. The proposed three-story building surrounds a courtyard which will feature a pool and outdoor space. Other amenities include a fitness center, library, theater-media room, salon, and dog park. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces. The applicant has made adjustments to the site based on the planned development standards approved by Council. The Site Plan now shows an area of 12 parking spaces adjacent to the west property line. This parking area isn't consistent with the approved Concept Plan. Given this inconsistency and the distance of the parking area from the building, Staff recommended that the applicant designate this area as reserve parking. This area will remain as green space. When the development is fully leased and if additional parking is required, the owner will construct the additional parking spaces. The proposal meets the landscape and screening

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

requirements. The exterior finish materials include stone, brick, stucco, and fiber cement siding. Appendix W requires that a single material, texture, or color not exceed 60% of a façade. The proposed elevations meet this requirement. The proposal meets Appendix W requirements for amenities. The applicant is not requesting any exceptions or appeals.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the parking area shown on the Site Plan as reserve parking remain as open space and that the parking spaces only be constructed if demand arises.

Commissioner Lopez asked who would be the one to demand the additional parking if needed. Ms. Ware replied the developer.

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

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S190607 as presented and recommended by staff, and the parking area shown on the Site Plan as reserve parking shall remain open space and that the parking spaces shall only be constructed if demand arises, the applicant shall coordinate with North Texas Tollway Authority (NTTA) on appropriate noise abatement and acknowledge that NTTA will not provide additional noise mitigation, and the City shall install “No Parking” signs along Doryn Dr. and Magna Carta Blvd. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- SU190601 - Specific Use Permit - Enchanted Event Hall (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Event Center named Enchanted Event Hall. The 4.2 acre property is zoned GR, General Retail District. The property is generally located at the northeast corner of S. Carrier Parkway and W. Warrior Trail. The property is addressed at 3005 S. Carrier Parkway. The applicant is Cynthia Trejo and the owner is Malik Bhagat.

Mr. Helm stated the applicant intends to operate an Event Center in an existing 5,000 square foot tenant space, located at 3005 S. Carrier Parkway. According to the applicant, the business will host events such as weddings, as well as family events. The applicant informed staff that there will be 3-5 employees present depending on the number of people at the event. The applicant is

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

currently proposing events for Friday and Saturday with the hours of 5pm to 1am. While the applicant intends to make interior remodeling changes to accommodate the event center, the applicant does not intend on expanding the building in any way. Access to the site is provided along S. Carrier Parkway and W. Warrior Trail. There will be licensed catering along with a BYOB policy.

Mr. Helm stated the DRC recommends approval with the following conditions:

- The occupancy load for the building shall not exceed 100 people if the building is not fire sprinkled.
- That 12am be the closing time over the requested 1am.
- For all events where alcohol is served, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over.

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

Cynthia Trejo, 1208 Hollywood Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission. Ms. Trejo stated if it is determine they would be having more than 100 people in the building they are prepared to install the fire sprinklers as required.

Commissioner Smith asked if this would be her first event center. Ms. Trejo replied yes.

Commissioner Lopez asked what the plan is once the event is over. Ms. Trejo stated they would make sure everyone vacates the premises once the event if over and would have a security guard to make sure everyone vacates the property.

Commissioner Smith stated they would only be allowed to have 100 people in the building, unless they provide sprinklers for the building. Ms. Trejo replied yes, but they are prepared to sprinkler the building if they anticipate having more than 100 people the cost would be about \$30,000 dollars to add sprinklers to the building.

Commissioner Moser stated \$30,000 to sprinkler the building is a lot of money, but would like for Ms. Trejo to understand if the rules are not followed the city can pull the Specific Use Permit, which is subject to a one year review.

Commissioner Carranza stated being a BYOB, how would you control the people from drinking too much. Ms. Trejo stated the people would only be allowed to bring in a certain amount and she could have a bartender administer how much is being served.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Lisa Esqueda, 4169 Comanche Drive, Carrollton, TX stepped forward in opposition to this request, representing the adjacent apartment complex. They oppose this use, because of the noise, loud music, additional traffic, and the safety of their tenants. She stated they have had issues with the property owner in the past not wanting to keep up the premises, they were forced to replace the fence, because the owner of the shopping center would not do so.

Commissioner Coleman asked how many units she represents. Ms. Esqueda stated it is a big complex, but there are 10 units right adjacent to this shopping center that would be affected by this use.

Commissioner Connor asked for the ages of their tenants. Ms. Esqueda stated their complex is family oriented and caters to couples with children, families in their 40s to 50s years of age.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190601 as presented and recommended by staff, with the occupancy load not to exceed 100 people unless the building is sprinklered, the hours of operation be to 12:00 midnight with a license Peace Officer on the premises, the applicant be in attendance throughout the entire event, and the SUP be reviewed in 6 months.

Commissioner Lopez stated Ms. Trejo would be spending a lot of money with this business, but wants to make sure she understands if there are any problems the SUP can be revoked.

Commissioner Moser said it is important that the tenant make sure the property owner does his job in maintaining his property and would like for Ms. Trejo to meet with the adjacent property owner before this case moves forward to the City Council.

The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Lopez, Moser, Smith, Spare

Nays: Coleman

Approved: 6-1

Motion: **carried.**

Planner Nyliah Acosta presented the case reports and gave a Power Point presentation on the following cases:

PUBLIC HEARING AGENDA Item #14- CPA190603 - Comprehensive Plan Amendment to change the Future Land Use Map. From Light Industrial and Commercial/Retail/Office to High-Density Residential. 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Dallas County, Texas, zoned SF-1 Single-Family One Residential District and PD-260 Planned Development 260 District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. 3514-3560 Hardrock Road & 4701 Rock Island Road.

PUBLIC HEARING AGENDA Item #15- Z190603/CP190603 - Zoning Change/Concept Plan - 3514-3560 Hardrock Road & 4701 Rock Island Road (City Council District 1). A Planned Development request and Concept Plan for Multi-Family uses on 31.33 acres. The Concept Plan depicts 1,072 multi-family units on the east and west sides of Hardrock Road west of SH-161. 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Craig Howard, HighPlains Children's Home and Family.

Ms. Acosta stated the applicant requests to construct a high density multi-family development in four phases. The request is for a change from Commercial/Retail/Office designation to High Density Residential on the Future Land Use Map. Ms. Acosta stated the development would introduce density into the area that is currently largely industrial, mixed with small clusters of residential uses. With the close proximity to SH 161, the development would provide the necessary component to attract retail amenities and restaurant uses to service the area and transition to a mixed use area. Staff believes that high-density residential development would benefit and enhance the overall area. The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles. The purpose of this request is to change the zoning on 31.33 acres from “SF-1” and “PD-260” to “PD” to allow for a Multi-Family development. The 1,072 unit development is accessible from West Rock Island Road and North Highway 161 access road. The development also includes two partially underground parking garages accessible from Hwy 161, two clubhouses and a rooftop pool. The lot reasonably accommodates multi-family uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between commercial and residential uses. The proposed density is 34 units per acre. A Site Plan is required for any multi-family use on the property. The proposed base zoning for the 31.33 acres is “MF-3” Multi-Family Three Residential District. All zoning will defer to the Unified Development Code as amended. At the Site Plan phase, the minimum parking requirements of 1.25 spaces for 1 bedroom units and 2 spaces for 2 or more bedroom units must be met. The site has frontage along the SH 161 Frontage Road and West Rock Island Road. The Concept Plan depicts three access points on SH 161 Frontage Road, one access point from Rock Island, and six internal access points on Hardrock Road. Approval of this

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Concept Plan will be considered part of TXDOT's process to approve the access from the SH 161 Frontage Road. Because W. Rock Island Road and Hardrock Road are currently built to rural standards, the applicant will also be responsible for improving them to fully developed standards with curb and gutter as the development is constructed.

Ms. Acosta stated the Multi-Family development is required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for at the Site Plan phase. Article 6 of the Unified Development Code currently allows density up to 26 units per acre in the MF-3 district, approval of the PD would allow the applicant to develop the property at 34 units per acre. In addition, the maximum height currently allows for a 60 foot tall building; building 4 has a proposed height of 96 feet tall. Staff has no objection to the density or height. Ms. Acosta stated the Development Review Committee recommends approval of the proposed zone change from SF-1" Single-Family One Residential District and "PD-260" Planned Development 260 District to Planned Development District.

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

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek Circle, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Peck gave a presentation of the proposed use. He stated there are some existing homes on some of the lots, but most homes are not habitable, the project would cost 160 million dollars once the entire project is completed, but would generate big revenue to the city along with retail developments.

Commissioner Moser asked what school district this development would fall in and would the complex be age restricted. Mr. Peck said the development is within GPISD and the complex would not be aged restricted he hopes to cater to the young professionals, he would like to bring people from downtown Dallas, to relocate to this area, this would be a good location for people traveling to Fort Worth and Dallas.

Commissioner Smith stated she really likes this development, and asked if a market study had been conducted for this location. Mr. Peck replied yes they did conduct a market study.

Commissioner Carranza asked how much it would cost to live in one of these units. Mr. Peck replied the cost would be about \$1.45 square foot around \$1700 a month.

Commissioner Connor said he likes the presentation, but he is concern what would happen if the units do not rent.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

Commissioner Moser stated although he believes this to be a good project his concern is the adjacent light industrial zoning, does he already own the properties. Mr. Peck stated he is under contract to purchase the properties except for one parcel the owner does not want to sell.

Jennifer Nachtigall, 3554 Hard Rock Road, Grand Prairie, TX stepped forward in opposition to this case. She is the tenant of the one parcel that does not want to sell she has been living in the home for the past 10 years, although she believes this to be a great development she feels it should be located elsewhere. This area floods, the train is loud, the school is already to capacity, and there are a lot of vacant warehouses. She said she does all her shopping in Irving, because they do not have the retail needed for this area.

There being no further discussion on case CPA190603 commissioner Lopez moved to close the public hearing and approve case CPA190603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

There being no further discussion on case Z190603/CP190603 commissioner Lopez moved to close the public hearing and approve case Z190603/CP190603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

Commission Moser moved to adjourn the meeting of June 3, 2019. The meeting adjourned at 8:25 p.m.

Joshua Spare, Chairperson

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 3, 2019

ATTEST:

Cheryl Smith, Secretary

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