



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

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, Raul Orozco, Planning Intern, 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, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180401A - Final Plat - Brighton Estates Phase 1A Extension, P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1, P190902 - Final Plat - Silver Addition, Lots 1, 2 & 3, Block A, RP190901 - Replat - Lake Ridge, Section 11, Lot 759R, Block 1, RP190902 - Replat - Grand Central Crossing, Lots 1R & 2R, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of July 1, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190403 - Preliminary Plat - Grand Lakes Business Park V (City Council District 5). Preliminary Plat - Grand Lakes Business Park V, Block A, Lots 1 & 2, for two industrial lots on 15.407 acres. 15.407 acre tract out of the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the southwest corner of Interstate Hwy 30 Service Road and Grand Lakes Boulevard. Zoned Light Industrial (LI) District and lies within the Interstate 20 (I-20) Overlay Corridor District. The current address is 4000 IH 30 East. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

Item #4-P190801 - Preliminary Plat - Lynn Creek Addition (City Council District 4). Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

Item #5-P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 non-residential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #6-RP190801 - Replat - The Blanca Addition (City Council District 5). Consider a request to replat a 3.109 acre property into a single lot to allow for an Industrial Development. The 3.109 acre property is part of Lot 2 and Tract 3, Block 1, John W. Kirk Survey Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 1605 E. Main Street and generally located on the south side of Main Street. The agent is E.D. Hill and the owner is Juan Barbosa.

Item #7-RP190803 - Preliminary Plat - Lake Ridge, Section 20 (City Council District 6). Replat to create Lot 2474R Lots 2474 & 2475, Block N of Lake Ridge Section 20 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, addressed as 3115 & 3119 Koscher Drive. The applicant is Scott Davis and the owner is Douglas Brown.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8 - S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14, Item #9-Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences, and Item #10-Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street.

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 P180401A, P190901, P190902, RP190901, and RP190902, approve the minutes of July 1, 2019, and approve public hearing consent agenda items P190403, P190801, P180802, RP190801, and RP190803, and table cases S190802, Z190604/CP190604, and Z190801/CP190801.

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

PUBLIC HEARING AGENDA Item #11- SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). 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 applicant intends to construct a 100-room hotel in the IH 20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a planned development district or corridor overlay district requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar use. 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 following table evaluates the density and dimensional standards of the proposed development. 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. 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.

Ms. Ware stated the proposal provides the required 12 Menu Items. 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 (see Exhibit i - Hotel Height and FAR Comparison. Windows account for 14% of the north facade and 15% of the south facade. The applicant has provided additional windows on the south facade and no longer requires this exception. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. Covered walkways are provided along 13% of

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

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 the Development Review Committee recommends approval with the request exceptions.

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

Arpan Patel, 4705 E. Belknap Street, Fort Worth, TX and Dayne Ram, 2464 Silverado Trail, Grand Prairie, TX where 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 SU190703/S190703 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and PD Amendment to allow for front-entry garages on 23 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.

Mr. Lee stated the applicant is requests an amendment removing the prohibition of front-entry garages for 12 additional lots. Only lots on corners would be required to provide non-front entry garages. DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages. Since the July 1st, 2019 Planning & Zoning Commission meeting; the applicant has met

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

with staff and agreed to amend the request from 16 additional front-entry lots to 12. In addition, more landscaping per lot shall be providing additional trees, including the detention lot. The applicant also agreed to provide monument-type entry screening along SW 3rd Street and Freetown Road.

Mr. Lee stated staff recommends approval of developing non-front entry lots except on the additional lots highlighted, subject to the applicant providing a diagram for each lot indicating that non-front entry will work.

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

Yigal Lelah with Casa Bella Homes, 1900 McKinney Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case Z060902A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

Ms. Ware stated the applicant intends to construct a 270-unit multi-family development on 15.6 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is being developed for multi-family use, zoned PD-255A, and within the SH 360 Corridor Overlay District. The subject property is zoned PD-255A for multi-family use; development is subject to the standards for in PD-255A. The proposal meets the required total parking spaces, covered parking spaces, and

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

garage parking spaces. The property is subject to landscape and screening requirements in Article 8 of the UDC. The applicant is proposing to create an artificial lot to exclude a portion of the lot from landscape calculations. The area being excluded is a strip of undevelopable land about 190 ft. wide. The UDC defines an artificial lot as a portion of a one acre or larger tract that contains the area to be developed as an individual project and that encompasses all improvements, including parking related to the project. The applicant is including this strip to calculate the density and excluding it from the landscape calculations.

Ms. Ware stated multi-family developments are required to erect a masonry wall on property lines adjacent to any property which is zoned for single family residential uses. The eastern property line of the subject property is adjacent to property which is zoned for single family residential uses. Easements run along this property line, creating a strip of undevelopable land about 190 ft. wide between the property line and proposed improvements. The applicant has proposed two options for providing the required masonry wall: 1); Provide an eight ft. masonry wall along the property line; or 2); Provide an eight ft. masonry wall on the other side of the easements adjacent to proposed improvements. The neighboring HOA has asked the developer to escrow funds for the HOA to construct the wall. This means that the developer would not be required to build it. Staff would consider this as a variance to the requirement for a wall because there is nothing the City can do to ensure the wall is constructed prior to issuing a certificate of occupancy. Ms. Ware stated the exterior building materials include fiber cement siding, fiber cement lap siding, stone veneer, stucco, and two types of brick. The applicant is requesting the following variances: 1) PD-255A limits the number of units per building to 12. The applicant is proposing a single building with 278 units; 2) PD-255A requires a minimum unit size of 690 sq. ft. for one bedroom units. The proposal includes studio units that are 540 sq. ft.; 3) PD-255A allows one-bedroom units for up to 50% of total units. The proposal includes 51.1% one-bedroom units; 4) The proposal provides a 63 ft. front setback when 100 ft. is required; 5) The proposal provides a 52 ft. side setback when 116 ft. is required; 6) The proposed building has a height of 41 ft. which exceeds what is allowed by 6 ft.; 7) Garage parking spaces account for 24.8% of the total required parking spaces when garages are required to account for 30%.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Carranza asked what the number of parking spaces, covered parking spaces, and garage parking spaces. Ms. Ware stated the total parking spaces are 450 for 1 to 2 bedrooms, 30 garage spaces, and 20 carports, the proposal meets the parking requirements.

Commissioner Hedin asked if staff foresees any problems with the number of units. Ms. Ware stated the zoning has been in place since 2001 for multi-family uses.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Christina Adams, 5975 Waterford Drive, Grand Prairie, TX was present in opposition to this request.

Lorin Barnard, 2864 Ector Drive, Grand Prairie, TX was present in support of this request.

Deland Naylor, 3004 Fairview Drive, Grand Prairie, TX stepped forward in support of this request and representing the Lynn Creek Hills HOA. He said they have been working with Spanos for several weeks on the wall, they are in support of the variances as requested, but would like to come into an agreement that Spanos escrow funds for the wall and the HOA would be responsible for constructing the wall. They want to make sure that they are funded to construct the wall with any developer that develops this property.

Chairperson Spare stated what the Commission is doing is allowing the builder to obtain a Certificate of Occupancy before the wall is constructed, the solution would be that the builder construct the wall and be responsible for the maintenance of the wall. The Commission takes it very seriously when there is an existing residential development adjacent to multi-family.

Mr. Jones stated the reason the HOA wants Spanos to escrow funds is so the HOA can construct an 8 ft. wall so the apartments cannot look into their back yards.

Commissioner Moser said he still does not understand why the HOA wants to construct the wall and be responsible for maintaining the wall.

Commissioner Connor asked if the HOA currently maintain a wall in their neighborhood. He is the HOA president for his subdivision and they also have to maintain a wall that can be very expensive and asked why take on the extra expense. Mr. Naylor said they currently maintain a wall in their neighborhood and they make sure the wall is insured.

Commissioner Moser asked if they were to be responsible for the wall when, do they plan on constructing the wall. Mr. Naylor stated as soon as possible. Mr. Moser said if the commission agrees with Plan "B" the city cannot enforce the construction of the wall.

Bill Dahlstrom, 2323 Ross Avenue, Ste 600, Dallas, TX stepped forward representing the case and answer questions from the commission. Mr. Dahlstrom said the current zoning allows for multi-family uses, he presented the commission with a presentation noting the Line of Sight between the complex and the adjacent neighborhood. He stated they are in agreement with escrowing the funds for the wall to be constructed by the HOA. Will Duncan with WDG Architects, explained the Line of Sight triangle and the visibility from the complex to the adjacent homes.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Commissioner Moser said he does not have a problem with the exceptions, but what is the percentage of 1 bedroom at 690 sq. ft. vs the studio apartments at 540 sq. ft. Mr. Duncan stated there would only be 6 studio apartments.

Deputy City Attorney Mark Dempsey asked if they can enter into an agreement on the wall at this time. Mr. Dahlstrom replied not at this time.

Commissioner Moser stated he does not want to approve the site plan without the wall this case should probably table until there is an agreement on the wall.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case S190801 as presented and recommended by staff with option 1, that the developer construct the wall before the city issues the certificate of occupancy. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

Ayes: Connor, Fisher, Hedin, Moser

Nays: Spare, Carranza, Landrum

Approved: 4-3

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- CPA190602 – Comprehensive Plan Amendment. Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Medium-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

Ms. Ware stated while the proposed use is consistent with Goal 12 of the 2010 Comprehensive Plan to achieve a broad housing selection for a diverse population, Staff has concerns about the proposed use at this location. On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. The proposal is in conflict with the adopted policy. City Council has approved several residential projects in the area. If all of these projects are developed, this area will see an additional 6,500 residential units. This influx of households could change the amount of retail this area can support, making it more feasible for the subject property to be developed solely with general retail uses. While the proposal does retain commercial use along Lake Ridge Pkwy and Camp Wisdom Rd, the configuration of the residential tract limits the form of commercial development that can and will likely occur in the future. On March 19th, City Council unanimously approved revisions to Appendix F: Corridor Overlay District. The revised standards are intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

building design. The applicant submitted an illustrative Concept Plan that depicts drive-through restaurants and strip retail buildings with predominant surface parking lots. Appendix F is intended to promote alternatives to this pattern of development.

Ms. Ware stated the Development Review Committee recommends denial of the request.

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

Charlie Anderson with CWA Management, LLC, 4801 West Lovers Lane, Dallas, TX stepped forward representing the case and to answer questions from the commission. He stated they began trying to develop this area 12 years ago, this site is no longer suitable for a big retail development HEB is no longer interested on building at this location they would rather be somewhere along a major highway. They are asking to construct 166 single-story detached homes on a 14.43 acre common lot and reserve the rest for commercial uses. This is a new product known as hybrid homes they would all be one single story homes.

Chairperson Spare asked if they would be open to developing single family homes in this area. Mr. Anderson replied yes, but he was told this was not what the city wants to see at this location.

Vincent Barbato with Family Development, 73081 Fred Waring Drive, California stated the site is no longer feasible for commercial uses this site is a good location for their development. He said the new millennials do not want the responsibility of garden homes or cannot afford to live in one this is an alternative product that can give them the home feeling without all of the responsibilities of owning a home.

Rosa Orellana, 2712 Eastland Drive, Grand Prairie, TX was present in opposition to this request.

VanDella Menifee, 5431 Childress Drive, Grand Prairie, TX stepped forward in opposition to this request. She stated by changing the land use this would decrease their property values.

David Baker, 2704 Potter Court, Grand Prairie, TX stated he has seen a lot of change and progress in the city and he represents the adjacent neighborhoods HOA who are in opposition to this request. He spoke against another complex before this board and commission a few months back he does not want a zoning change at this location, and asked if a TIA had been conducted for this site. He is here tonight representing Lakes Park East and Lake Parks West approximately 791 homes.

Cheryl Baker, 2704 Potter Court, Grand Prairie, TX stepped forward in opposition to the multi-family development.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Ken McClendon, 2836 Conrad Lane, Grand Prairie, TX stepped forward as the Vice-President of the HOA for Lakes Parks, he is in opposition to this request because of the noise and traffic he hears a lot of complaints at the HOA meetings regarding the traffic noise. They want to welcome a business that would enhance their area.

Charlie Anderson stepped forward stating HEB bought the property and were given a parking variance at that time, their project is a one story homes, not a multi-story development

Vincent Barbato stated multi-family developments increase property values and bring in the retail.

There being no further discussion on the case commissioner Moser moved to close the public hearing and deny case CPA190602. The action and vote being recorded as follows:

Motion: Moser

Second: Fisher

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Case Denied: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43-acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC.

Chairperson Spare stated since the Comprehensive Plan Amendment needed to be approved in order for this case to be approve he moved to deny case Z190602/CP190602. The action and vote being recorded as follows:

Motion: Spare

Second: Landrum

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Case Denied: 7-0

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- S190104 - Site Plan - - DMO Property Holdings Dallas, LLC (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

Mr. Lee stated the original 530+ acre Grand Lakes area consisted of wetlands & mining allowing for industrial uses towards the western section bordering the 100 yr. floodplain. This particular site was approved for sand and gravel mining uses which was extended in April 2007. The applicant is seeking City Council approval for a site plan to construct and operate a 180,000 sq. ft. warehouse/office and retail component facility on 10.70-acre property. As proposed, the development meets or exceeds all minimum lot & dimensional standards. The applicant intends to develop the 10.7-acre lot located at the southwest corner of eastbound Interstate 30 Service Road and Grand Lakes Boulevard. Mr. Lee stated a single-tenant office showroom/warehouse user is an allowed by right within the Light Industrial zoning district. The single tenant intends for the facility to provide regional logistical and storage support associated with retail auto parts and auto-truck accessory business. The vacant site has been previously used for sand and gravel mining purposes. The site is part of a 15.4-acre tract and shall require platting to accommodate two independent lots. Preliminary Plat, Grand Lakes Phase V, Block A, Lots 1 & 2 on the current agenda for consideration. Access to the subject property will be from one proposed commercial driveway. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development via IH-30 Eastbound Service Road. Truck storage and screened truck docks are orientated on the southern portions of the building with access being from the aforementioned commercial drive via Grand Lakes Blvd. Truck/tractor-trailer movement shall be restricted from traveling southbound onto Grand Lakes Blvd. and shall be required to enter and exist site from the north Eastbound Service Road. 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 retail uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 67 are required. The applicant provides 70 spaces including 3 accessible spaces. In addition, 48 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 Store-Front, secondary materials consist of combination brick & stone. The building will feature an approximate one-hundred-forty-six feet articulation on each northern and eighty-four feet along

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

the eastern section of the building. The western section complies with articulation standards and materials. The southern elevation will be the loading dock area, providing twenty-five feet articulation area on each end along with minimum twenty-nine feet extending wing walls. The exterior design provides alternating concrete panels that transition into a two-story clad in brick & 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 requirements for LI zoned property at the time this item was submitted. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes Blvd. A total of 113,240 sq. ft. of irrigated landscaping is being provided including 38 trees, perimeter shrubbery, and additional plantings throughout the development including 6 parking lot trees and 28 street trees along I-30 Service Road and Grand Lakes Blvd. 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 southwestern section of the site. The enclosure shall conform to city standards.

Mr. Lee stated the Development Review Committee recommends approval of the request.

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

Donnell Ostler, 3170 S. 900 West, Salt Lake City UT, stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S190104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- SU120404E – Specific Use Permit Renewal or Revocation - 2502 Central Avenue (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for renewal or revocation of a Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Mr. Helm stated as required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Planning and Code Compliance in July were as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

Mr. Helm stated as of August, these violations are still existing. DRC recommends the Planning & Zoning Commission approve the renewal of SUP-886D subject to three month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period. If there aren't substantial positive changes in compliance, this SUP will be brought forward as a revocation with no further extensions.

Commissioner Connor said the commission would be setting a precedence if the commission continues to allow Mr. Duan to improve the property a little at a time.

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

Vincent Duan, 2812 Montrell Court, Plano, TX stepped forward representing the case and to answer questions from the commission. Mr. Duan said he has cleaned up the property and would be hiring a property manager that would be onsite at all times.

Commissioner Carranza said the commission's position is not to allow him more time to clean up the property, but to deny the request.

Commissioner Fisher said we have seen him too many times come before this commission, and there are still continued problems.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Commissioner Connor stated he has two properties with issues, and asked why he is setting himself up with this property both of his properties have had problems meeting the city's ordinances.

Bianca Garcia spoke on behalf of her father who occupies one of Mr. Duan's buildings she stated they were not aware there were any violations the tenants want to do what is right and are working towards a solution to abide by the city's requirements the tenants are hardworking people with families.

Commissioner Fisher stated he would love to see hard working families stay in business, but the property needs to follow the conditions set by staff.

Tim Kim, 2107 N Kirbywood, Grand Prairie, TX stated he is one of the tenants he was cleaning up his site for the Fire Marshall when the pic was taken of the gas cans. He said all his business conducted inside the building.

Bryan Sanchez stated he has been helping Mr. Duan clean up the property in the past two months moving the vehicles behind the fence.

Commissioner Hedin stated he does not have all of the history on the case, but Mr. Duan is here and he is sympathetic to Ms. Garcia he would be in favor of giving him three month renewal extension.

Commissioner Moser stated he was on the commission in 2014 and 2017 when this case initially came before them we keep giving him more time after time, the tenants cause the problems, but Mr. Duan is the owner and he does not do what he says he will do.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and deny the renewal and revoke case SU120404E. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

Ayes: Carranza, Connor, Fisher, Landrum, Moser, Spare

Nays: Hedin

Approved: 6-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- SU980303A - Specific Use Permit Renewal or Revocation - 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Mr. Lee stated the applicant met with staff on July 11th and discussed methods to limit the length of time vehicles were stored on the property and addressed maintenance items. The applicant has since submitted permit via Building Department for on-site pavement repair, however sign repair and update remain pending. DRC recommends the Planning & Zoning Commission approve the renewal of SUP-674 subject to three month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period. During the review period, staff recommends the applicant take the following actions:

- Repair parking lot and signage along S Carrier Pkwy.
- Limit the time to store vehicles awaiting repair to 15 days.
- All vehicles must be parked in marked spaces if not within service bays.

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

Attorney Mike Skinner, 123 W. Main Street, Ste 300, Grand Prairie, TX stepped forward representing Mr. Urbina and to answer questions from the commission. He stated Mr. Urbina has been at this location for twenty years, he has applied for a sign permit and concrete permit to do repairs to his property they have already replaced one side of the sign and striped the parking lot. Mr. Skinner asked that the permit be renewed for one year.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU980303A as presented and recommended by staff with a three month renewal. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- SU160506A – Specific Use Permit Renewal or Revocation - 2011 Airport Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for renewal of revocation of a Specific Use Permit for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.

Mr. Lee stated as required by Ordinance No. 10079-2016 for Specific Use Permit 993 the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP & ARB regulations with some exceptions. Issues at this location to be corrected included disposing of miscellaneous rubble & salvage items and provide a readily available ledger of vehicles on-site.

Mr. Lee stated the DRC recommends Planning & Zoning Commission approve the SUP-993 renewal subject to 12-month review and subsequent evaluation/inspection of business operations for conformance.

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case SU160506A as presented and recommended by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20- SU160507A – Specific Use Permit Renewal or Revocation - 2012 Young Avenue (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for renewal or revocation of a Specific Use Permit for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs.

Mr. Lee stated as required by Ordinance No. 10080-2016 for Specific Use Permit 994 the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP & ARB regulations with some exceptions. Issues at this location to be corrected included removing excessive vehicles stored on-site and provide a readily available ledger of vehicles on-site. DRC recommends Planning & Zoning Commission approve the SUP-994 renewal subject to 12-month review and subsequent evaluation/inspection of business operations for conformance

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case SU160507A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

PUBLIC HEARING AGENDA Item #21- TA190801 – Text Amendment - Amendment to the Unified Development Code. Planner Ted Helm presented the case report and gave a Power Point presentation for an amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.

Mr. Helm stated over the past several years, Grand Prairie has seen an increase in the number of Event Center Specific Use Permit Applications. Six Specific Use Permits in the last two years have been considered in front of P&Z and City Council. Considering the number of Event Center applications, different standards have been applied to these Event Centers with little consistency. These new regulations will standardize the operation of Event Centers and make the process for approval more straightforward. The subject of Event Centers was discussed in the May 13th City Council Development Committee meeting. It was requested that a number of regulations be standardized for Event Centers after review of other Cities regulations and definitions on them.

1. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
2. The applicant may allow the person(s) renting the room to “bring their own bottle” (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
3. For all events where alcohol is served, or where 100 or more guests are present, 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. An additional individual must be present for each additional 100 guests attending the event.
4. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
5. No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event center.
6. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

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 Moser moved to close the public hearing and approve case TA190801 as presented by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

Commissioners Comments: None

Commission Moser moved to adjourn the meeting of August 5, 2019. The meeting adjourned at 10:15 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

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