

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017

Senior Planner Charles Lee presented the following related cases P170403 and SU170401/S170401.

PUBLIC HEARING AGENDA Item #3– P170403 - Preliminary Plat - Smith I-20 Addition, Lots 1-2, Block A (City Council District 2 & 4). Consider a request to approve a preliminary plat to establish two non-residential lots on 12.286 acres for Used Car Dealership in conjunction with associated corporate offices on one lot (9.687 ac) and one undeveloped lot (2.599 ac). The 12.286 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC1, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Item #11 - SU170401/S170401 – Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Mr. Lee stated EchoPark Automotive is a subsidiary of Sonic Automotive which is owned by O. Bruton Smith. Sonic Automotive is one of the largest automotive retailers in the United States. The EchoPark brand was launched in North Carolina and has expanded dealerships in Colorado (Denver) and is seeking a significant North Texas presence. Currently in McKinney, the company seeks to establish a dealership in Grand Prairie along with its regional corporate facilities at the referenced site. To accommodate the proposed used car dealership and corporate facilities, the applicant proposes a single-story, 31,055 square foot, state-of-the-art facility. The proposed LEED building will serve automotive sales and related make-ready uses as well as EchoPark's regional operational corporate headquarters. The property; known as the Smith Tract is uniquely located north of westbound Interstate 20 and bi-sects: Dallas & Tarrant County Lines, City Council District 2 & 4, Texas & U.S. Congressional Districts, Grand Prairie's & Arlington's ISDs, and Lies within both SH 360 & I-20 Overlay Corridors.

Mr. Lee stated the vacant and unplatted tracts are zoned Planned Development 29 District provides for Retail uses and standards; therefore Specific Use Permit is required for Used Car

Dealer uses. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural and landscaping standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The 9.687- acre tract is located at the southwest corner of Bob Smith Parkway and Sarah Jane Parkway. The property is currently vacant, unplatted and undeveloped. The property is relatively flat and generally drains to the southwest. Prior to the issuance of any building permits, the subject property would need to be platted as a separate lot. As proposed, all site and lot dimensional standards are met. The facility is expected to will employee approximately 77 people including 20 professional & para-professional positions. The hours of operations will be Monday through Saturday between 7:00 AM and 9:00 PM, closed on Sunday.

Mr. Lee stated the primary access to the subject property will be W. Interstate 20 Service Road and Sarah Jane Parkway. A secondary right-in, right-out only drive, located along (Sarah Jane Pkwy) for employee and vehicle delivery is located towards the western end of the site. The applicant is proposing to pave the access drive, drive aisles, providing 83 parking spaces for customer and employees and 571 spaces for vehicle inventory. The proposed LEED facility features a unique modernistic design featuring primarily exterior masonry materials accented with textured precast panels and featuring Nichiha. Another unique feature in the building design is the green Dri Design element, consisting of a clean finish metal panel similar to architectural finishes applied to Grand Prairie's Police & Fire Headquarters. The two elements mentioned previously are incorporated into the design in lieu of required minimum 25% supplemental stone requirement. Evaluating collectively (including exceptional landscaping elements), the building's design, look and character although different; generally conforms to the UDC's Corridor standards subject to relatively minor exceptions:

- I-20 Frontage (South Elevation) Reduce Exterior Masonry Requirement from 100% to 90%, stone from 25% to 7% and covered walkways/awnings reduce from 68' to 39', masonry texture appliques from 25% to 7%
- Sarah Jane Parkway (North Elevation) Reduce Exterior Masonry from 100% to 62%, reduce stone from 25% to 6%, cornices on approximately 40% of roof line, masonry textured appliques from 25% to 6%.
- Bob Smith Parkway (East Elevation) Reduce stone from 25% to 8%

Mr. Lee stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC as shown below. Screening will be required as this application includes outdoor display, which is one of the triggers for screening requirements. A sidewalk will also be required along Sarah Jane Parkway and Interstate Highway 20 Service Road unless waived by the Grand Prairie Transportation Director. The applicant proposes to construct a six foot tall aluminum-ornamental fence with masonry columns

screening wall thirty feet back and along Sarah Jane Parkway with a proposed sliding access gate set back several feet to accommodate automobile carriers from the flow line of the street. The applicant is proposed to build a 12ft. x 12ft. masonry dumpster enclosure with metal gates. The enclosure conforms to city standards.

Mr. Lee stated the applicant is requesting the following appeals. Landscape Setbacks – the applicant is requesting the ability to reduce a portion of the required 30’ landscape buffer per Corridor Overlay District standards located along the southern section of the site to accommodate the north-south orientation of the proposed building. Masonry- the applicant is requesting an appeal of minimum exterior masonry materials requirement in lieu of substitutional materials (Nichiha-Fiber Cladding & DriDesign-Metal Panels), Articulation-No horizontal building articulation on North & East Elevation, Car Wash Use and Orientation – the applicant is requesting an appeal the location and orientation of the proposed automated car wash and its materials and location, Fence/Screening-Allowance for minimum six-foot ornamental metal fence with masonry columns in lieu of required Type 1 masonry wall.

Mr. Lee stated the DRC and Planning Staff have concerns with Used Car Sales in the I-20 Corridor. If there is considered for approval, DRC recommends the following conditions per the Operational Plan:

- SUP for Used Auto Sales will expire with the current applicant if the property is sold or use is discontinued with current applicant.
- Limit auto repair function to ‘minor’ and or ‘make-ready’ allowing for some light ‘touch-up’ refurbishing.
- No Heavy “major’ auto repair on-site.
- No paint and body work on-site.
- No salvage of vehicles on-site.
- No inoperable vehicles may be parked or stored on-site.
- All repair, maintenance and inspections of vehicles shall be performed indoors.
- No display banners, balloons, streamers, or other methods of attracting the motoring public to the business shall not be allowed.
- Shall comply with approved Site & Operational Plan.

Commissioner Spare asked for the locations of the requested 15 ft. setback from the 30’ landscape buffer.

Mr. Lee stated the request appeal to the landscape requirements would be along the southern section of the site to accommodate the north-south orientation of the proposed building.

Commissioner Conner asked what do we consider make-ready use.

Mr. Lee stated there would be no major auto motive repairs conducted onsite, make-ready repairs are such as new tires, wipers, oil changes, but nothing major.

Commissioner Spare asked, in staff's opinion, would this be the best use for this location.

Mr. Lee stated because of the limited access onto this property, he does foresee much retail interest at this location.

Commissioner Lopez asked if the applicant or staff discussed alternative locations for this type of use.

Mr. Lee replied no.

Mr. Lee then read a letter of opposition submitted by Thompson Realty Capital, LLC into the record. Thompson Realty Capital has been retained by GT Winding Creek, L.P. the owner of the land at 2250 Sara Jane Parkway, who intends to start construction on a luxury Class-A apartment community, they believe that a used car dealership would hinder the long-term value of the community.

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

Maxwell Fisher with Masterplan Consultants, 900 Jackson Street, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Maxwell presented the Commission with a slide presentation of the proposed development.

John Russ with EchoPark Realty, TX, LLC, 19629 Schooner Drive, Cornelius, NC was presented in support of this request. Mr. Russ thanked staff for working on this project. All of their facilities are involved within the surrounding communities and sponsor school activities.

Commissioner Moser asked if they owned the property.

Mr. Fisher stated the property is currently under contract.

Commissioner Smith asked what made them choose this location and the City of Grand Prairie.

Mr. Russ stated the use car vehicle data, and the market, is what directed them to this location being centrally located between Dallas and Fort Worth.

Commissioner Conner stated he still questions the use of make-ready on their vehicles, if he purchased his vehicle at a dealership and something goes wrong he would want to take it back to that same dealership, how would they make major repairs.

Mr. Russ stated Sonic Automotive will send their vehicles off site for major repairs, they do warrant their vehicles.

Chairperson Motley stated Grand Prairie neighbors are important, some of the neighbors to the north have concerns and believe this type of project would hinder their property.

Mr. Russ stated this facility would be state of the art, a first class facility that gets involved in the community they are internet driven and their headquarters would also be relocated to this area, and look forward to being their neighbor.

Taylor Field, 2250 Sara Jane Parkway, Grand Prairie, TX representing GT Winding Creek, L.P. stepped forward in opposition. He said they would begin breaking ground on their luxury apartment complex within the next two weeks, and asked that case be denied.

Chairperson Motley stated the letter they submitted in opposition stated this project would devalue their property, but this is not your ordinary use care dealership, this would also be the company headquarters.

Mr. Field stated multi-family communities are increasing therefore retail would be the best use at this location.

Commissioner Moser asked if they owned the property.

Mr. Field replied yes, the property is owned by GT Winding Creek, L.P.

Mr. Fisher stepped forward for a rebuttal stating this would be their regional headquarters a 13 million dollar facility.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and deny case SU170401/S170401, the motion failed for lack of a second. Commissioner Spare moved to approve case P170403 and SU170401/S170401 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Conner, Motley, Smith, Spare, and Womack

Nays: Lopez, Moser

Approved: 5-2
Motion: **carried.**