



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 9, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, Kurt Johnson, Dr. Juan Perez, Joshua Spare, Cheryl Smith, John Lopez, Shawn Connor

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Executive Director, Denice Thomas, Senior Planner, Charles Lee, Senior Planner, Savannah Ware, Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Vice-Chairperson Bill Moser gave the invocation, and Commissioner Womack led the pledge of allegiance to the US Flag, and led the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P170201 – Final Plat- Versailles Estates, P170202 – Final Plat – Sneed's Place Development, RP170201 – Replat – Westchester East Addition, Lot 2R and 3R, Block A, RP170202 – Replat – Westover Place Revised, Lot 1-R, Block F, and RP170203 – Replat- Forum Park Addition, Lot 1R, Block D

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 5, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3– P170101 - Preliminary Plat - Windsor Hills Addition (City Council District 6). A request to approve a preliminary plat to create a 188-lot residential subdivision with 181 residential lots and seven open space lots. The 140.30-acre property located at 4153 Kimle Road, Midlothian, is within the City of Grand Prairie's Extra-territorial Jurisdiction and has an interim zoning designation of Agriculture (A) District. The applicant is Ken Davis, Pape-Dawson Engineers and the owner is One Windsor Hills, LP.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Item #4-P170103 - Final Plat - Lake Forest Addition (City Council District 4). A request to approve a final plat to create 33-lot residential subdivision and one open space lot. The 7.10-acre property located at 2901 Doryn Drive, is zoned Planned Development-355 (PD-355) District for single family residential use. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the owner is Mike Nawar, Silver Bay Group.

Item #5 - P170104 - Final Plat - MacArthur Crossing Addition, Lots 1-2, Block 1 (City Council District 5). A request to approve a final plat to establish two non-residential lots and dedicate the necessary easements to accommodate the development of the property. The 34.10-acre property located southeast of Gifford Street and Bagdad Road, is zoned Planned Development-41 (PD-41) District for Light Industrial uses. The property lies within the Interstate 30 Overlay Corridor District (I-30 Overlay). The agent is Cody Hodge, Halff Associates and the owner is William Munding, III, Chi/Acquisitions, LLC.

Item #6- P170105 - Final Plat - QT 946 Addition, Lot 2, Block 1 (City Council District 6). A request to approve a final plat to create a two-lot non-residential subdivision. The 3.40-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.

Item #8-RP170102 - Replat - Dalworth Park Addition, Lots 1-5, Block 19 (City Council District 5). A request to approve a replat to subdivide one lot into five to establish five (5) single family residential lots. The 1.119-acre property is currently zoned Commercial Office (CO) District and is currently being considered for rezone to Single Family-Six (SF-6) District. The property lies within the State Highway 161 (SH-161) Overlay Corridor District and is located on the southwest corner of Dalworth Street and N.W. 20th Street. The agent is Edward Eckart, Goodwin & Marshall, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

Item #9-TA170101 – Text Amendment – Article IV, “Permissible Uses” of the UDC. Amending Section 14, “Use Charts” of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning district. The owner/applicant is the City of Grand Prairie Planning Department.

Item #11-S170103 - Site Plan - Mira Lagos Multi-Family Phase 2 (City Council District 4). A request to approve a Site Plan for a multi-family residential development. The 7.00-acre property, located at 2629 S. Grand Peninsula, is zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the owner is Richard LeBlanc and Mira Lagos Apartments II LTD.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#12- S170104 - Site Plan - Oxford at Fish Creek and Item #13 - SU170102 - Specific Use Permit - 308 Bill Irwin, Item #14 - Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate, and Item #15- SU170104 - Specific Use Permit - Juan's Beer Barn.

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 P170201, P170202, RP170201, RP170202, and RP170203, and approve the minutes of December 5, 2016, remove items RP170101 and S170101 to be placed under the public hearing for consideration, and disapprove case P170101 without prejudice, and approve public hearing consent agenda items, P170103, P170104, P170105, RP170102, TA170101, and S170103, and table cases S170104, SU170102, Z170101/CP170101, and SU170104. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Vice-Chairperson Bill Moser recused himself from case RP170101, due to a conflict of interest.

PUBLIC HEARING AGENDA Item #7- RP170101 - Replat - Church Addition, Lot 2R (City Council District 5). A request to approve a Final Plat creating one lot out of four platted lots and two unplatted tracts of land. The 9.175-acre property is zoned Single Family-Four (SF-4) District and General Retail (GR) District and addressed as 1710 Small Street, 214, 222, 226, 230, 400, and 610 NE 17th Street. The agent is Felice Hawkins, Immaculate Conception, the applicant is Rev. Joseph Nguyen, Immaculate Conception, and the owner is Most Reverend Kevin J. Farrell, D.D., Roman Catholic Diocese of Dallas and His Successors in Office.

Ms. Ware stated the subject site is zoned Single Family-Four District for single family uses and General Retail District for retail, service, and office uses. The proposed lot meets the dimensional standards for both zoning districts. The property is accessible by NE 17th Street and Small Street. The plat depicts the required utility easements. No appeals are being requested by the applicant. The DRC recommended approval of the proposal subject to the conditions of approval.

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

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case RP170101 as presented and recommended by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Motion: Spare

Second: Connor

Ayes: Conner, Johnson, Lopez, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Abstain: Moser

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10-S170101 - Site Plan - MacArthur Crossing (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan for two office /warehouse buildings (Lot 1: 624,284 sf office/warehouse on one lot on 14.33 acres; Lot 2: 861,071 sf office/warehouse on 19.77 acres). The 34.10-acre property, is generally located at the southeast corner of Gifford Street and Bagdad Road (approximately 250' south of I-30 Service Road). The property is zoned Planned Development-41 (PD-41) District intended for Light Industrial uses. The property lies within the Interstate 30 (IH-30) Overlay Corridor District. The owner is William Mundinger, III, Chi/Acquisitions, LLC.

Mr. Lee stated the 187,520 sf office/warehouse facility on Lot 1 is orientated in an east-west fashion with truck loading area facing north. The primary access will be Gifford Street with no driveway access from Bagdad Road. Orientation and design of the proposed 322,215 sf office/warehouse on Lot 2 is laid out in a north-south manner with truck loading area facing east and west. Lot 2 provides for a solid six-foot masonry wall along the eastern property line, adjacent to the existing Burbank Gardens residential neighborhood. The distance from the property line and building is 230'. Primary access to this site shall be 40' wide commercial drive via Gifford Street with no proposed truck traffic thru residential neighborhood. Both buildings are speculative developments and at this time and future tenants have yet to be determined. However, future tenants must adhere to the City's UDC including provisions of PD-41, I-30 Overlay Corridor District and specifically Environmental Regulations as related to noise and other possible spillover impacts to adjacent residential neighborhoods.

Mr. Lee stated the proposed plan submitted generally complies with all UDC, I-30 Overlay Corridor District and PD-41 requirements. Primary access for both developments shall be provided to the facilities from four commercial driveways off Gifford Street. Designated signage shall be installed restricting commercial truck traffic along Bagdad Road.

Mr. Lee stated as provided on the proposed building elevations, the proposed facility shall be constructed as tilt-wall construction complying with 100% masonry requirement utilizing 25% stone veneer throughout. The articulation shall include thin stone veneer and contrasting painted concrete tilt-wall. Additional features include aluminum storefront and painted steel storefront along the corners of the structure. Required wing walls shall be constructed for loading area screening, ranging from 40'to 50'. Each lot shall have a standard masonry trash enclosure to match the buildings. As proposed the landscaping plan exceeds the minimum 4% requirement by

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

providing 17.8% of the site for irrigated landscaping. The plan provides for nearly 70 street trees, 34 parking lots trees and dozens of Needlepoint Holly, headlight screening shrubs. The loading area for Lot 1 shall be screened by minimum 3' sloping berms and combination living screen of Needlepoint Holly, Eastern Red Cedar and Crepe Myrtle trees. A solid 6' masonry wall shall be constructed along the entire eastern property boundary of Lot 2. In addition to a 50' landscaped buffer consisting of shrubbery and trees.

Mr. Lee stated in addition the applicant must meet all of the Engineering and Floodplain comments/requirements as noted in the case report. The Development Review Committee recommends approval.

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

Will Muninger with Chi/Acquisitions, LLC, 3819 Maple Ave., Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Moser asked if the vacant piece land on the west side of the property would have a detention pond.

Mr. Muninger replied no that area would not be a detention pond it would be an unpaved area with landscaping.

Don Lookadoo, 8350 Meadow, Dallas, TX and Debbie Hobbs, 8350 Meadows, Dallas, TX, were present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU161203 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). Planner Savannah Ware presented the case report and gave a Power Point presentation to a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP.

Ms. Ware stated development of the self-storage facility began in 1975; at this time mini-warehouses were permissible by right on properties zoned Commercial District. In 1981 the zoning ordinance was amended to require a Specific Use Permit for self-storage facilities. Construction of additional buildings at the rear of the facility in 1983 required a Specific Use Permit. SUP 348 does not include the entire facility. This Specific Use Permit will incorporate the portion of the facility constructed before an SUP was required and apply to the entire facility. The applicant is proposing to convert the first building in the facility from retail space to storage units. While this building was constructed before a Specific Use Permit was required for mini-warehouses, it has been used for retail; the mini-warehouse use was never established. This Specific Use Permit will authorize the conversion of the retail space to storage units. The applicant is proposing to add moving truck rentals to the operations of the facility. This Specific Use Permit will allow moving truck rentals and establish operational standards for the use.

Ms. Ware stated the existing facility consists of 13 buildings and 587 storage units. The hours of operation are 9:00 a.m. – 6:00 p.m., Monday through Friday and 9:00 a.m. – 3:00 p.m. on Saturday. Gate access hours are 6:00 a.m. – 10:00 p.m., seven days a week. The applicant intends to relocate the leasing office to the first building and convert the remaining square footage to storage units. A portion of the building has already been converted to storage units. A demolition permit has been issued to prepare for the conversion of an additional 6,790 square feet of the building to storage units. One retail space remains occupied by a tenant. Once the retail space has been vacated, the remaining portion of the building will be converted to storage units. The applicant intends to rent U-Haul moving trucks and trailers and anticipates having 1-2 rentals on-site. Nine parking spaces have been designated for the rentals. These spaces are located behind the facility's fence and are not visible from Robinson Road. U-Hauls that are returned to the facility after hours of operation will be parked in spaces designated for after-hours drop-off. These spaces are located behind the first building. An employee will move U-Hauls returned after-hours to one of the designated spaces behind the fence no later than 10:00 a.m. the following day.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. All rental trucks and trailers are limited to the designated spaces,
2. Rental trucks and trailers returned after the hours of operation are parked in designated after-hours spaces,
3. Trucks and trailers returned after the hours of operation are moved to one of the designated spaces behind the fence no later than 10:00 a.m. the following day,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

4. The applicant provide and maintain signage identifying the designated parking spaces, and
5. Rental trucks and trailers are prohibited in the parking lot fronting Robinson Road.

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

Jay Maxwell with Move It Management, 12655 N. Central Expressway, Ste 925, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if he were traveling south on Robinson Road would the units be visible, would he be able to see them off Robinson Road.

Mr. Maxwell replied no, the units would be screened by the facility's fence and would not be visible from Robinson Road the applicant intends to relocate the leasing office to the front of the building.

Commissioner Lopez asked when the customers come in to rent a truck would the truck be brought up to the front of the building.

Mr. Maxwell stated the customer would be taken back where the trucks are parked.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161203 as recommended by staff and the exterior of the building facing Robinson Road must remain the same as a store front. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- SU170101/S170105 - Specific Use Permit/Site Plan - Panda Express (City Council District 2). Planner Savannah Ware presented the case report and gave a Power Point presentation to a request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with drive through. The 0.702-acre property is zoned Planned Development 351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2620 S Highway 161. The applicant is Michael Martin, Bannister Engineering and the owner is Tooo Fleming, Panda Restaurant Group Inc.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Ms. Ware stated the proposed development is located in the Bush and Pioneer Centre. The largest lot in the center, on which Walmart is under construction, includes all of the internal access roads that will provide connectivity between various sites and access to Highway 161 and Pioneer Parkway. The number of required parking spaces is determined by use. The UDC requires restaurants to provide one space per 100 square feet of designated dining and waiting areas, including outdoor dining areas. The proposed development provides 26 spaces, which exceeds the required 18 spaces. The drive-through lane begins north of the building and wraps around the west side of the building. The Site Plan depicts the required vehicle stacking spaces. The proposed development meets the required landscaping and screening. Proposed building elevations show the building clad in brick and stone with a stone accent. The building facades contain stucco in accordance stipulations in Appendix F. The proposed development complies with building materials requirements. The north, west, and east façade meet the UDC's definition of a primary building façade and are subject to the horizontal and vertical building articulation requirements. The north façade does not provide the required horizontal articulation. It does provide vertical articulation. The Development Review Committee has determined that the proposal meets the intent of the articulation requirement. Primary facades must include the architectural features listed in Table 7. The proposed development meets the requirements for architectural elements, covered walkways, and roof profile variation. The building design includes a cornice, but the cornice does not extend 18" beyond the wall from which it is attached. The north and west facades do not include windows along 50% of the length of façade.

Ms. Ware stated the applicant is requesting an exception to construct the building with a square cornice instead of a cornice with an 18" extension. The applicant is also requesting an exception to construct the building without the required windows along the north and west facades. Appendix F requires windows along 50% of the length of all primary facades. To offset impact of the requested appeals, the applicant is providing the following:

1. Brick reliefs along the north and west facades,
2. Horizontal articulation on the south façade,
3. Vertical articulation on the south façade,
4. Roof profile variation on the south façade,

Ms. Ware stated although staff cannot recommend full support due to the requested appeals, staff is supportive of the development as proposed.

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

Michael Martin with Bannister Engineering, 240 Mitchell, Mansfield, TX stepped forward representing the case and to answer questions from the Commission.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170101/S170105 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Womack

Second: Perez

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- SU170103/S170106 - Specific Use Permit/Site Plan - Staybridge (City Council District 6). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation to a specific use permit and site plan to construct a four-story hotel. The 2.80-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.

Mrs. Thomas stated the subject site is zoned PD-342 for Commercial District uses. Hotels are permissible by-right in C district with approval of a site plan and a specific use permit if it is within 900 feet of a similar use or within a designated overlay district. The subject site is in the I-20 Corridor Overlay District. A specific use permit is required. The proposal meets all applicable minimum dimension requirements outlined in UDC. Hotel and motels in the City are parked at a ratio of one space per rooming unit plus four. The proposal would allow 112 guest rooms which would require 116 parking spaces. The site plan graphically depicts 117 parking spaces. The parking requirement has been met. Direct access to I-20 Frontage Road to the north and Lakeridge Parkway to the west via mutual access easements have been provided.

Mrs. Thomas stated Appendix F of the UDC requires primary façades to have 100% primary masonry (brick or stone), however, it allows up to 20% EIFS or stucco. The resultant area must be a minimum of 80% brick or stone to meet the UDC requirement. The elevations as presented meets the minimum requirements. During the writing of the report, Staff identified changes to the data tables that will be required prior to final mylar approval. The recommendations section includes a provision to address the changes. The landscape plan, though inaccurate provides the minimum amount of landscape required by the UDC. Staff will recommend that the plan be corrected prior to final mylar approval by the Planning and Development Division.

Mrs. Thomas noted the applicant is requesting exceptions to the Floor Area Ratio and to the maximum height requirements to allow the building to be constructed with an FAR 0.61 instead of 0.50 and a maximum height of 49 feet instead of 25 feet. There are existing hotels west and northwest of this site with similar height and FAR. Staff is supportive of this exception.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Mrs. Thomas stated due to the exceptions requested by the applicant, Staff cannot recommend full support. However, Staff does not object to approval of the proposal subject to the following conditions:

1. Prior to final mylar, a revised elevations plans shall be submitted, which corrects technical inconsistencies in the data tables and notes sections to include a note which indicates signs are for illustrative purposes and are not approved as part of this submission.
2. Prior to final mylar approval, a revised landscape plan shall be submitted, which corrects technical inconsistencies in the data tables and notes sections
3. Prior to final mylar approval, a revised site plan shall be submitted which realigns the north-south mutual access drive and corrects the technical inconsistencies in the data tables and the notes sections.

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

Jay Patel with Fusion Lodging, LLC, 205 Bayou Court, Coppell, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley stated there are several other hotels in the area along IH-20 what studies have been conducted for them to choose this location.

Mr. Patel stated they conducted a market study, and due to all of the new development in the area, such as the Ikea and Outlet mall it was determined that this area was a good location for a hotel.

Vice-Chairperson Moser asked if this hotel would be an extended stay hotel.

Mr. Patel stated this would be an upscale hotel with a two room suites and would also provide a small kitchen in their units.

Pankaj Patel with PRP ARQ Corporation, 3 Colonial Court, Frisco, TX was also present in support of this request.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170103/S170106 as presented by staff, granting the applicant exceptions to the Floor Area Ratio and to the maximum height requirements. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20- SU170105/S170102 – Specific Use Permit/Site Plan - Restaurant and Retail - Victory @ Lake Ridge (City Council District 6). Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan authorizing the development and operation of a 16,430 square foot retail strip center with a restaurant and drive through on 2.86 acres. The subject property is zoned Planned Development 283 (PD-283) District, located within the Lake Ridge Overlay District, and generally located at the northeast corner of W Camp Wisdom Rd and Lake Ridge Pkwy. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the proposed development is a 21,600 square foot multi-tenant retail building. At this time one tenant is known; a gym will be occupying approximately 4,500 square feet of the building. Other tenants will likely include retail and restaurant uses. The UDC requires drive-through lanes to provide six stacking spaces for the queuing of automobiles prior to the location of the area, device or structure designated for the ordering of goods and services by the customer. The number of required parking spaces is determined by use. The proposed development requires 142 parking spaces but provides 129. Article 10 of the UDC states that the Development Review Committee may approve an exception to reduce the number of parking spaces required by up to 15%. The DRC approved an exception to reduce the number of spaces by 13 or 9%. The proposed development meets the reduced parking requirement.

Ms. Ware stated the proposed development must meet landscaping requirements found in Article 8 and Appendix F. The proposed development meets or exceeds the landscaping requirements. Appendix F of the UDC requires the exterior of all new buildings to be one hundred percent masonry. Appendix F also states that 25% of primary facades must be finished in stone. All four facades meet the UDC's definition of a primary façade and must provide the stone accent. Appendix F allows the developer/builder to substitute Exterior Insulating Finishing System (EIFS) provided that it does not exceed twenty percent of any exterior wall of the building and is not used on any portion of a wall that is less than eight feet in height. The propose building elevations show the building clad in brick, stone, and EIFS. The proposed development does not meet the stone accent requirement. All four façades meet the UDC's definition of a primary building façade and must provide building articulation and architectural features. The canopy provided on the north façade is less than 50% of the length of the façade and does not meet the requirement.

Ms. Ware stated the applicant is requesting an exception to the number of required vehicle stacking spaces in the drive-through. Staff does not support the exception; The applicant is requesting an exception to the percentage of stone accent required for primary building facades. Staff does not object to approval of the exception; and the applicant is requesting an exception to the requirement that windows be provided along 50% of the length of the north façade.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Ms. Ware stated due to the exceptions requested by the applicant, staff cannot recommend full support. However, staff does not object to the approval of the proposal subject to the following conditions:

1. The required masonry wall for the entire development shall be constructed with this phase.
2. The order box shall be relocated to provide the required vehicle stacking spaces.
3. The backside of the parapet visible to the residences shall be painted a neutral, earth tone color.
4. Building materials and building design of subsequent phases shall be compatible with this phase.
5. Prior to appearing before City Council, a revised site plan package shall be submitted which
 - Corrects technical inconsistencies in the data tables and Appendix F analysis,
 - Revises the building materials calculation table to reflect the format requested in DRC comments,
 - Uses cardinal directions to identify building facades,
 - Provides a key plan showing the location of each façade on the building footprint,
 - Indicates articulation offset and distance dimensions on the building elevations,
 - Relocates the order box to meet the required stacking spaces, and
 - Revises the notes section of the building elevations to include the product number for each building material.
6. Prior to appearing before City Council, a formal request for appeals shall be submitted in a letter signed by the agent.

Commissioner Lopez asked how far the screening fence would be constructed from the adjacent residential wooden fence.

Commissioner Moser noted if the screening fence is adjacent to the wooden fence, who would maintain the area between the two fences this could also allow the residential property owner to remove his fence and not have to replace the back portion of his fence.

Commissioner Johnson asked why they are asking for an exception to stone accent required for primary building facades. Mr. Johnson stated all of the development in this area should be cohesive.

Chairperson Motley concurs with Commissioner Johnson that all of the development in this area should fit in with each other and the neighborhood.

Commissioner Smith stated the High Hawk neighborhood is a very nice area with nice homes and asked if the neighborhood has had any input on this development.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Commissioner Connor asked for the size of the masonry screening fence and the residential wooden fence, and how that would affect the esthetic look of the fences if the residential fence can go up to eight feet.

Ms. Ware stated the masonry screen fence would be six feet tall with landscaping, including trees.

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

Logan McWhorter, Civil Engineer with Peloton Land Solutions, 5751 Kroger, Suite 185, Keller, TX stepped forward representing the case and to answer questions from the Commission. Mr. McWhorter stated they have worked very hard with City staff.

Commissioner Johnson asked what their plan is for the screening wall.

Mr. McWhorter stated they would put up the screening wall as close as they can to the wooden fence to try and minimize the gap they would also be adding a mow stripe at the bottom of the fence to allow for mowing and drainage.

Chairperson Motley asked about the exception to the covered walk ways.

Mr. McWhorter stated the main entrance would be facing Camp Wisdom, the front of the building would have covered canopies, but the rear of the property facing north would not have them, but if the Commission would like to see more coverage at the rear of the property they would be willing to provide canopies over the doors.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170105/S170102 as presented and recommended by staff, including the required drive-through lane to provide six stacking spaces for the queuing of automobiles, the primary facades must be finished in stone, and 50% of the rear building shall have covered walkways. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #21- Z170102 - Zoning Change - 2001 Dalworth St (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to rezone 1.119 acres of land from Commercial Office (CO) Nonresidential District to Single Family-Six (SF-6) Residential District for the development of five (5) SF-6 residential lots. The site is generally located on the southwest corner of Dalworth Street and N.W. 20th St, and is located within State Highway 161(SH 161) Overlay Corridor District. The agent is E.D. Hill, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

Mr. Lee stated the applicant is requesting a zoning change of a 1.119 acre property from Commercial Office District to Single Family-Six District in order to allow the construction of five single family homes. The applicant has submitted a corresponding replat on the current agenda for consideration establishing 5 single family residential lots to SF-6 District standards. No appeals are being requested by the applicant.

ORDINANCE PROVISION (under UDC)	SF-6 REQUIREMENT
Unit Density	8.7 units-per-acre
Min. Unit Size	1,400 SF
Min. Lot Size	5,000 SF
Min Lot Width	50 feet
Min Lot Depth	100 feet
Front Yard Setback	25 feet
Internal Side Yard	5 feet
Side Yard at Street	15 feet
Rear Yard Setback	10 feet
Bldg. Separation	6 feet
Bldg. Height	25 feet to top plate
Bldg. Coverage	50%
Exterior Masonry	80% to roof line
Roof Pitch	6:12

Mr. Lee stated the Development Review Committee recommends approval of the requested zoning change from Commercial Office (CO) District to Single Family-Six (SF-6) District subject to the following conditions; Access for corner lot is either from 20th Street or concrete paved rear alley way per City standards.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 9, 2017

Hal Thorne, 3550 Gifco Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked what would be the minimum house size for these lots.

Mr. Thorne replied most of the home would be 1,800 sq. ft.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case Z170102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of January 9, 2017. The meeting adjourned at 8:10 p.m.

Lynn Motley, Chairperson

ATTEST:

Joshua Spare, Secretary

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