

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017

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

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #16– S170605 - Site Plan - Harmony School of Innovation (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan to allow a school. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn.

Mr. Collins stated the proposed Harmony School of Innovation-Grand Prairie at 1441 Fish Creek Road, is located near the intersection of Fish Creek Road and S. Belt Line Road. The school will serve a 30% portion of the existing Kindergarten – 12th Grade student body currently attending the Harmony School of Nature campus. The students will transfer to the new school and be served by grades Pre-K through 5th at the new campus. The school is proposed to be 50,000 square feet in size, on a 7.794-acre tract of land currently zoned PD-17. However, the property will be rezoned with the Site Plan approval to allow for use as a school. There will be occasional weekend activities will be held at the campus in the form of Science Fair and Spring Festival. There will be additional parking for weekend and evening activities will be provided in the outside lanes of the queuing area. The entire school campus will be securely fenced and gated. Traffic flow and access will be controlled and monitored by trained staff, and will be implemented consistent with the approved Circulation Plan. The gates will remain open at least one hour before and one hour after any time students are on campus. All PM pick-up traffic will be required to enter via Driveway 3, which is located along the east boundary of the school between the campus and future retail shopping. There will be an off-duty police officer hired by the school from 3:00 PM to 4:00 PM daily, to assist with the left turn movements into Driveway 3, which is located at the intersection of N-S collector road and Fish Creek Road. The school will coordinate with Grand Prairie Police and Transportation Departments to determine if any additional traffic control measures are needed on the City's Streets. There will be no food preparation on site. Food catering will be provided for lunch with service arriving daily. School Opening is planned for August 2018 subject to approvals and permits being issued.

Mr. Collins stated the development of Harmony School will directly impact traffic on Fish Creek Road. Fish Creek Road is planned to be reconstructed and widened in the near future, however this development will likely precede the Fish Creek Road reconstruction. Staff recommends Harmony to participate in signal modifications at Belt Line Road (FM 1382), improvements to Fish Creek Road to facilitate Harmony traffic and additional rights-of-way on Fish Creek Road to accommodate the reconstruction. All driveways and roadways intersecting the Texas Department of Transportation ROW will require coordination and approval from TxDOT.

Mr. Collins stated the Development Review Committee recommends approval pending that all of the comments from the Development Review Committee are addressed.

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

Joyce Stanton with DiSciullo-Terry, Stanton & Associates, Engineer and Surveyor, 908 W. Main Street, Arlington, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if they are the same developers that were looking to develop the Westchester site.

Mrs. Stanton replied yes.

Commissioner Lopez asked if the proposed Charter School Road would be a four lane road.

Commissioner Smith asked how far is the nearest school to this site.

The agent David Etzold, 310 North Mesh, #824, El Paso, TX representing Harmony Schools stated they currently have a waiting list of students wanting to attend their schools, this school would be an elementary school. They are dedicating the right-of-way along Fish Creek Road and paying for the construction of Charter School Road.

Commissioner Moser said the closest school to this location is about one mile, which is Whitt Elementary.

Commissioner Spare asked if the out parcels along Belt Line Road would be sold.

Mr. Etzold replied yes for retail uses.

Commissioner Lopez noted the parking on the top left would be staff parking, and they are exceeding the parking requirements.

Commissioner Connor asked how the school plans on monitoring and enforcing the school traffic, would the parents be informed of the parking regulations.

Mr. Etzold stated the school would have parking attendance or security guards that would monitor the parking and traffic circulations during drop off and pick-ups.

Vicki Germer, 1040 Kaylie, Grand Prairie, TX stepped forward in opposition to this request. She said if Fish Creek is not widened before the school comes in there would be major traffic issues along Fish Creek.

Commissioner Moser asked for the construction time frame of the school.

Mr. Etzold said they would like to be completed for the August, 2018 school year.

Chairperson Motley asked if the construction of Fish Creek Road would be completed by this time.

Mr. Crolley replied yes, staff is still evaluating all of their options.

Randy & Kathy Rayford, 1008 Kaylie Street, Grand Prairie, TX stepped forward in opposition to this request. Mrs. Rayford stated their concern is the traffic there is already a lot of traffic along Fish Creek, this is an elementary school so most of the students would be dropped off therefore she would like for the reconstruction of Fish Creek Road be constructed before the school is opened.

Mr. Crolley stated staff is looking at two options in order to accommodate the traffic staff recommends Harmony participate in signal modifications at Belt Line Road, improvements to Fish Creek Road to facilitate Harmony traffic and additional rights-of-way on Fish Creek Road to accommodate the reconstruction. All driveways and roadways would be required coordination and approval from TxDOT.

Commissioner Motley noted Councilman Swafford held a neighborhood meeting and asked if they attended the meeting.

Mr. Rayford replied no, they were not aware of a meeting, they were not notified.

Brandon & Melissa Weber, 3949 Sword Dancer Way, Grand Prairie, TX stepped forward in opposition to this request, they were also not aware of the neighborhood meeting what concerns them is Fish Creek Road why only expand the road in front of the school property why not expand the entire road before the school is constructed, by doing it this way the traffic issues are not going to change.

Chairperson Motley stated everyone who lives on Kaylie Street would have to come out onto Fish Creek Road.

Mr. Weber said not widening Fish Creek Road and having it completely build before the school comes in would be creating a major traffic problem.

Chairperson Motley noted several speaker cards submitted in opposition.

Brice Rodrigues, 1046 Kaylie Street, Grand Prairie, TX
Erica Upham, 1045 Kaylie Street, Grand Prairie, TX
Susan Baldwin, 1038 Kaylie Street, Grand Prairie, TX

Jon Krabbenschmidt, property owner along Westcliff Road, from San Francisco, California stated his father owned most of the land south of Fish Creek Road, along with the Fun City

property, he is supportive of this development, because they are currently working with a contractor on developing their property with multi-family and the frontage roads, once the I-20 frontage roads go in development will occur.

Commissioner Lopez asked Mr. Etzsold if sidewalk would be required to accommodate any students walking to school.

Mr. Etzsold replied yes.

Mr. Crolley noted the school is allowed by right in all zoning districts, what we are considering tonight is a site plan and what needs to be done with Fish Creek Road to accommodate this development.

Commissioner Smith stated some of the residences were not aware of the neighborhood meeting, some did not received a notice she would like to table this case to give them time to discuss the issues.

There being no further discussion on the case Commissioner Womack stated when someone is looking to relocate into Grand Prairie they first look at the schools therefore he moved to close the public hearing and approve case S170605 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Moser

Ayes: Connor, Lopez, Moser, Spare, and Womack

Nays: Motley, Smith

Approved: 5-2

Motion: **carried.**