



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 7, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, , Eduardo Carranza.

COMMISSIONERS ABSENT: Shawn Connor.

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planning, 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 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #12- CPA191002 - Comprehensive Plan Amendment (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

PUBLIC HEARING AGENDA Item #13- Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. Mixed-use areas are intended to provide flexibility in order to encourage

innovative, unique, and sustainable developments. Areas designated for Mixed Use include a mixture of non-residential and residential uses and require a well thought-out, master planned approach. Additionally, these developments should be designed around the pedestrian, with walkable connections to shopping and dining as key components. The purpose of the request is to create a Planned Development District for multi-family, retail, restaurant, and cinema uses on 21.80 acres. The Concept Plan depicts the following: 9.698 acres of multi-family use at a density of 42 dwelling units per acre; 401 multi-family units in five buildings, one of which wraps around three sides of a five-level structured parking garage; and 11.936 acres of commercial uses including a 40,700 sq. ft. cinema and almost 50,000 sq. ft. of retail and restaurants. The focal point of the development is the Grand Lawn, a centrally located open space amenity. The three use components—multi-family, retail/restaurant, and cinema—are physically and functionally organized around the Grand Lawn. Buildings frame the space to create a consistent edge and screen surface parking from the open space. Restaurants with outdoor dining areas face the Grand Lawn. Wide textured crosswalks will make it easy for people living in the apartments to walk to and use the Grand Lawn. The cinema includes an outdoor screen for outdoor viewing of movies on the Grand Lawn. The entrance to the five-level wrapped parking garage is shown off of Bardin Road. There is a possibility that a vehicle that is denied entry to the garage could cause the queuing of vehicles onto Bardin Road. This potential issue will need to be addressed with the Site Plan.

Ms. Ware stated the applicant submitted a Traffic Impact Analysis to estimate the impact of the proposed development on traffic operations. The TIA includes the findings; The intersection of I-20 Eastbound Frontage Road and Endicott Drive will continue to operate efficiently and at good Levels of Service; The driveways are anticipated to operate at good Levels of Service; Traffic operations at Bardin Road and Magna Carta Boulevard are anticipated to reach poor Levels of Service during peak hours and cannot be mitigated without the addition of a traffic signal; however, the projected traffic volumes are not sufficient to meet traffic signal warrants for the intersection; Future improvements to upgrade Bardin Road from a two-lane roadway to a four-lane roadway and installation of traffic signals will allow the intersections of Bardin Road at the frontage roads to operate at good Levels of Service; and The intersection of Bardin Road at SH-360 Northbound Frontage Road currently operates at unacceptable Levels of Service. The addition of projected growth and site-related traffic will further degrade operations. Ms. Ware said the TIA recommends installation of traffic signals at the Bardin Road and SH-360 interchange in order to provide acceptable traffic operations. While the proposed development will not cause the degraded operations, it will contribute. The Transportation Department recommends that the developer participate in the cost of signalizing the intersection of Bardin Road and SH-360.

Ms. Ware stated the applicant is proposing General Retail and Multi-Family Three as the base zoning districts. Commercial development will be subject to uses and development requirements for GR with the following changes:

- Prohibit the following uses which are currently allowed with a Specific Use Permit: boat dealer, motorcycle dealer, laundry, self-serve, mini storage, auto parts sales, new, and variety store.
- Allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right.
- Allow a Brewpub with one of the characteristics described in Article 11 of the UDC with approval of a Specific Use Permit.
- Increase the maximum allowable height to 60 ft. for the cinema.

- Allow a 120 ft. multi-tenant monument sign.

Multi-Family development will be subject to development standards for MF-3 with the following changes:

- Increase the allowable density to 42 dwelling units per acre.
- Increase the maximum allowable height to allow building three to be constructed at a height of 66 ft.
- Allow construction without a perimeter fence and gated entry.
- Provide at least 50% of required parking spaces in a structured parking garage and tuck-under garages instead of a combination of garages (30%) and carports (20%).

Ms. Ware stated the subject property is currently zoned PD-140 for commercial uses. The applicant is proposing a more restrictive base zoning district and to allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right. These uses are consistent with developer's vision for a mixed-use destination. The applicant is also proposing to increase the maximum allowable height to 60 ft. to for the cinema. This exceeds the maximum height for GR but is less than the 10 stories allowed by PD-140. The developer has requested that the 120 ft. sign be considered as a part of the zoning request. Variances to sign requirements are typically processed separately from the zoning request as a Unified Signage Plan. The subject property is currently zoned PD-140 and residential uses-Community Unit Development and Condo High-Rise-are allowed at this location. The definition of Community Unit Development does specify a particular housing type and states that the density should not vary from that of the district in which it is located. Condo High-Rise is defined as multi-family units with a condominium regime/association and higher than 75 feet. PD-140 does not establish a specific density. Staff's interpretation written in 1994 states that while residential uses are allowed, the location, type and density must be approved as part of a Planned Development approval. Establishing MF-3 as the base zoning district for this property will bring the zoning closer to conformance with current standards. The applicant is requesting four variances from MF-3: 1. the proposed density of 42 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3; the proposed height for building three is 66 ft. It exceeds the maximum height of 60 ft. allowed in MF-3 but is less than the minimum height for Condo High-Rise allowed in PD-140; a variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development; and the proposal does not include carports. Appendix W requires that carports account for 20% of required parking spaces and garages account for 30% of required parking spaces. The Concept Plan depicts a five-level parking garage and tuck-under garages that account for more than 50% of the required parking spaces. The proposed development is the type and quality of place that Appendix F is intended to produce. The mix and integration of uses and presence and design of usable open space will create a unique destination. The Development Review Committee recommends approval of the Zoning Change/Concept Plan and variances to the sign requirements be requested through a Unified Signage Plan.

Commissioner Smith would like to know how big the open space would be.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX was present representing the case and to answer questions from the commission. Mr. Peck presented

staff with a video of the proposed development, and stated this development would be the first for this area.

Commissioner Smith stated she likes the style of the project and would like to see it come to Grand Prairie. Mr. Peck stated the access would be a challenge, but the location is very appealing to Alamo.

Commissioner Landrum asked if they are in agreement with participating in the cost of signaling the intersection of Bardin Road and SH-360. Mr. Peck replied yes.

Commissioner Moser asked how would he make sure the traffic does not back up onto Bardin Road. Mr. Peck stated this would be addressed during the site plan process.

Brain Moore, 2808 Fairmont, Dallas, TX stated to answer commission Smith question the open space would be about 20,000 sq. ft.

There being no further discussion on case CPA191002, commissioner Smith moved to close the public hearing and approve case CPA191002 as presented. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

There being no further discussion on case Z191003/CP191003, commissioner Smith moved to close the public hearing and approve case Z191003/CP191003 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**