



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 7, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, 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. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180601 - Final Plat - Wildlife Commerce Park, Block 1, P180602 - Final Plat - Wildlife Commerce Park, Blocks 4 & 5, P180603 - Preliminary Plat - Burney 360 Addition, P180604 - Final Plat - Mansions at Lake Ridge, RP180601 - Replat - E.W. Dallas Addition, Block 4, Lots 1-R, 2-R, & 3-R, RP180602 - Replat - The Cornelius Addition, Block 1, Lots 2R1-B and 2R1-C.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 2, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P160301 – Preliminary Plat – Greenway Trails, Preliminary Plat for 611 residential lots, 2 commercial lots, and 21 open space lots. 353.18 acres out of the J. Lawrence Survey, Abstract No. E616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 and generally located east of S.H. 360, north of U.S. 287, and west of F.M. 661. The applicant is John Vick, WM SUB GT, LP.

Item #4- P180501 - Final Plat - Victory at Lakeridge, Lot 2, Block 1 (City Council District 6). Final Plat for Victory at Lakeridge, Lot 2, Block 1. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay

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District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.

Item #5- P180502 - Final Plat - Mira Lagos East Townhomes - South (City Council District 4). Final Plat for Mira Lagos East Townhomes - South, creating 87 residential lots on 9.296 acres. Tracts 2.8 and 2.9, BBB&C Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Overlay District, and addressed as 2050 Mansfield Rd. The agent is Douglas Cooper, MMA and the owner is Ben Luedtke, Hanover Property Company.

Item #6- P180505 - Final Plat - Mira Lagos East Townhomes - North (City Council District 4). Final Plat for Mira Lagos East Townhomes - North Addition, creating 123 residential lots and eight open space lots on 16.187 acres. Tracts 2.3, 2.7, 3.1, 3.2, and 3.3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand Peninsula Drive. The agent is Douglas Cooper, MMA, the applicant is Ben Luedtke, Hanover Property Company, and the owner is Ben Luedtke, Mira Lagos East Investors Group, Ltd.

Item #7- P180504 - Final Plat - Carrier Parkway Townhomes (City Council District 1). Final Plat for 30 single family - townhouse lots (7 open space lots) on 5.42 acres. Lots 1-30, Charles Gibbs Abst. 534, Pg 372, City of Grand Prairie, Dallas County, Texas, zoned MF-1, within the Highway 161 Corridor Overlay, and located on the west side of S. Carrier Parkway, approximately 530 feet north of W. Marshall Drive. The applicant is Ahma Abbadi and the owner is K- Flip, LLC, K-Flip, LLC.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8- CPA180302 – Comprehensive Plan Amendment – Forum at Sara Jane (City Council District 2) and Item #9- Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2).

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 P180601, P180602, P180603, P180604, RP180601, and RP180602, approve the minutes of April 2, 2018, approve public hearing consent agenda items P160301, P180501, P180502, P180505, and P180504, and postpone cases CPA180302 and Z180302/CP180301.

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

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Motion: **carried.**

Commissioner Lopez recused himself from the meeting, due to a conflict of interest on case Z180101/CP180101.

PUBLIC HEARING AGENDA Item #10– Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for a Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates the area on either side of Belt Line north of Warrior Trail as Commercial. Contiguous to this is an area of High-Density Residential around the Quail Crossing Apartments and the four-plexes along Warrior Trail. A Comprehensive Plan Amendment would be required if the zoning change is approved. Staff finds that although the proposed use is incompatible with the Future Land Use map, it does meet multiple objectives found within the Comprehensive Plan, including Objective 2, "Reduce urban sprawl by developing in an established area with existing infrastructure", and Objective 3, Policy 13, "Locate higher density residential uses along roadways designated as minor arterials, principal arterials or limited-access thoroughfares." Furthermore, development of market-rate multi-family housing at this location creates additional residential units to support the existing retail hub north of the site at Belt Line and Pioneer Parkway, and a potential hub south of the site at Belt Line and IH-20.

Mr. Jones noted the Concept Plan depicts multiple three-story apartment buildings arranged around a central amenity area. Key features of the Concept Plan include the following; masonry veneer buildings utilizing hipped and gabled roof style and multi-sided tower elements at the corners visible from Belt Line Rd., single secure access from Belt Line Rd., amenities as listed in Exhibit B, including upgraded interior features such as crown molding, granite countertops, smart thermostat, full size washer and dryer, outdoor recreational amenities such as walking trail, koi pond, and putting green, and personal service amenities such as private doctor visit rooms and hair salon, a total of 36 garage spaces are shown on the Concept Plan with the balance of the 206 spaces shown as surface parking. Of the 206 spaces not shown as garages, 114 will be covered spaces, wrought iron fencing along S. Belt Line Road, masonry fencing along the boundary with existing single-family homes, and a total of 154 dwelling units proposed for a residential density of 19.92 dwelling units per acre. One full access point is proposed onto S. Belt Line Road, a three lane undivided

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arterial. The final design of the perimeter fence must allow for adequate visibility for cars turning onto Belt Line. Staff believes Belt Line has sufficient existing capacity to support the use; the applicant is requesting to provide 15% of Multi-Family parking as integrated garage space rather than the required 30%, and the applicant proposes covered parking structures with in the front yard setback. Staff has concern with exception one due to the significant shortage of garage spaces compared to the number required. The applicant has attempted to mitigate this concern by providing covered parking for 49% of required spaces rather than the minimum 20%. Staff has no objection to exception two given the shape of the lot and the percentage of covered parking provided, with the condition that the spaces be screened from Belt Line by a minimum 36 inch hedge. Shrubs are not a substitute for street trees, per Appendix W.

Mr. Jones stated a standard Head's Up notice was sent to the Mountain Creek HOA on April 9th. To date, no response has been received from the HOA or any individual property owners. The Development Review Committee recommends approval of the Zoning and Concept Plan provided that the following are addressed:

1. That the applicant maintain as much of the existing tree buffer as possible between the proposed development and the existing single-family residential neighborhood to the east and north;
2. That the carports along Belt Line Road be screened with a 36 inch hedge or berm to shield passing drivers from headlights of parked cars.
3. That the final configuration of the wrought iron fence account for required visibility and sight distance along Belt Line.

Commissioner Smith stated she understands the applicant has met with the Lake Parks Homeowners Association, but there is still a lot of opposition to this request the applicant might need to revisit his case with the neighborhood and other Homeowners Associations in the area.

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

Eric Swartz, 9707 Walnut Hill Lane, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Spare asked if he had built apartment before, would he be willing to do an analysis of three story apartment buildings. Mr. Swartz replied this is his first multi-family development of this sort with the retail component.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX, property owner stepped forward in support of this request. The apartment complex would be at least 200 ft. away from the adjacent residential development therefore the apartment complex would have minimal view of the residences back yards. He lives in Grand Prairie and would like to bring this

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60 million dollar development investment into the City. This project would take about two years to develop.

Commissioner Fisher asked what he has to say to the concern neighbors. Mr. Hamilton replied the property is already zoned for multi-family, and instead of bringing just a regular apartment complex he is proposing something unique, you can see these types of developments in Frisco and Dallas, we have to have a better vision for this area and by adding a mix use development with a retail component would be a great for the city.

Commissioner Smith asked if he is planning on meeting with the concern homeowners. Mr. Hamilton said he would be more than happy to meet with them they have met several times with the HOA president Al Santiago, representing the Lakes Park HOA, on several occasions and went over a list of items of concerns one at a time.

Commissioner Spare asked how long this property has been zoned for multi-family. Mr. Jones replied the property was zoned multi-family back in the early 1970's.

Missy Ventura, Attorney representing Babcrop 200 Ltd, 9406, 9406 Biscayne Boulevard, Dallas, TX stepped forward representing the property owner along Martin Barnes Road, and to ask the Commission to deny this request. They are opposed to this development, because of the access along Camp Wisdom and Kingswood Blvd, Martin Barnes is not an improved road there is a drainage easement that would be affected by this development. They ask that Martin Barnes not be abandon or altered. She asked that this case be tabled for more clarification of the roads and drainage easements. She also would like for the 200 foot radius and the supermajority vote be taken into consideration.

Chairperson Motley asked Mrs. Ventura how many times they met with Mr. Peck on this project. Mrs. Ventura replied none she has not met with Mr. Peck.

Chairperson Motley asked if this project could affect the drainage in this area. Mr. Jones stated the drainage mitigation can be addressed during the site plan approval process.

Paul and Tara Kenyon, 4812 Tarragon Lane, Grand Prairie, TX where present to speak on this case. Mrs. Kenyon, former Commercial Real Estate Lender, stated she conducted a report on retail spaces and submitted the report into the record; Vacancy Assessment of Retail Properties in the Area of the Proposed Camp Wisdom Mixed-Use Development, for review.

Commissioner Coleman asked what area was encompassed on this report. Mrs. Kenyon replied the study was based on the surround retail spaces along Lake Ridge Parkway and Camp Wisdom Road.

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Diana Littrell with Lake Parks West HOA, 2816 Conrad Lane, Grand Prairie, TX stepped forward in opposition to this request. She said Mr. Peck only met with one HOA, she would like for Mr. Peck to meet with the other HOA's in the area to discuss the drainage and traffic issues that this development could bring to the area.

David Baker with the Lake Park West HOA and PID, 2704 Potter Court, Grand Prairie, TX stated this development is not a good fit for this area the area is residential and should stay residential. His home backs up to Camp Wisdom Road and the traffic is very noisy coming from Camp Wisdom and Lake Ridge Parkway, bring this development in would just make the noise worse.

Cheryl Baker, 2704 Potter Court, Grand Prairie, TX stated if you stand outside their fence the traffic is very scary, and adding more traffic to this area would make things worse.

Chairperson Motley asked if a traffic study had been conducted. Doan Stephens replied there is a study being worked on, but noted the area can handle the additional traffic.

Bill Dickerman with Lake Parks East, 2407 Somervell Trail, Grand Prairie, TX, said this looks like a great project, but belongs somewhere else, this is the wrong place for this development and asked that this case be denied.

Al Santiago, President of Lake Parks North HOA, 4804 Tarragon Lane, Grand Prairie, TX stepped forward in support of this request. He said on behalf of the HOA, they want to protect their neighborhood they have met several times with Mr. Peck and have come up with a list of 15 items of concerns and they have been submitted to staff.

Chairperson Motley asked if Mr. Peck was in agreement with the 15 items submitted by the HOA and could these items be placed into the ordinance. Mr. Santiago stated Mr. Peck did agree to the 15 items. He said he only met with the residences in his HOA and they asked that the City take a look at the intersection of Florence and Tarragon, because this intersection needs some type of traffic control devise put in place, before someone gets hurt at this intersection.

Chairperson Motley noted Michael Ramirez, 2325 Palmer Trail, Grand Prairie, TX in opposition to this request. Mr. Motley stated there are a lot of homeowners associations in opposition to this request, in Grand Prairie we talk to our neighbors he is impressed that Mr. Peck lives and wants to build in Grand Prairie, but it is time to talk to the neighborhoods on this development. Staff has done a good job with their presentation, and the property is currently zoned for apartments, if this case moves forward to the City Council he strongly suggest that Mr. Peck meet with all of the citizens that spoke tonight this is very important, because what Mr. Peck is proposing is less that what could go there by right, we need to find a common ground.

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Mr. Spare stated this is a hard case for him he drives this area every day the zoning is there, but he has concerns with the variances that are being requested and the retail space. There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny case Z180101/CP180101. The action and vote being recorded as follows:

Motion: Spare

Second: Fisher

Ayes: Adhikari, Fisher, Spare

Nays: Carranza, Coleman, Connor, Motley, Smith

Abstain: Lopez

Motion Failed: 3-5-1

Commissioner Coleman moved to table case Z180101/CP180101.

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Motley, Smith, Spare

Nays: None

Abstain: Lopez

Approved: 8-0-1

Motion: **carried case tabled.**

PUBLIC HEARING AGENDA Item #11– S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan for Forum at Robinson Apartments Phase 1 with 272 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners. (On April 2, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

Mr. Collins Stated the proposed Site Plan consists of three buildings with 272 units. The easternmost building fronting Robinson Rd is three stories while the building front Forum Drive is a four story building. All buildings display a prominent corner feature at the top of each building. Phase I is part of a larger planned development incorporating additional apartment units to the north, and retail and hotel uses to the west along 161. With Phase I, internal drives will be partially constructed and will be expanded as the rest of the development is built. Site Plan development of Phase I is reviewed against the approved Concept Plan. Development standards conform to the zoning as detailed in the approved PD standards. Per the approved PD, walk-up entrances shall be provided along multi-family building facades fronting a street. The applicant is providing walk-up entrances along all units fronting a street. The updated site plan is consistent with the approved

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Concept Plan. A minimum of 15% of the required parking shall be attached garages. The applicant is proposing 16% garages. Direct access from an attached garage into the building's hall corridor may be provided in lieu of direct access to individual dwelling units. All other provisions relating to attached garages shall be provided in accordance with the UDC, as amended. Street trees and other landscape plantings shall be provided along Robinson Road to block noises and create a safe pedestrian environment. With the new Appendix W passed by City Council on March 20, 2018, it states that one bedroom units are allowed up to 60%. The applicant is currently proposing 64% one bedroom units. Due to the applicant providing a roundabout near Building "C" to help traffic flow, staff does not object to the applicant's variance request. Appendix W allows minimum unit size of 600 sf (proposing 574 sf)

Mr. Collins Stated the DRC recommends approval.

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

Jeff Fulenchek with Carleton Development, Ltd., 5405 Belt Line, Suite 300, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case S180404 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #12– Z180502 CP180501 - Zoning Change/Concept Plan - Warrior Project (City Council District 3). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning and Concept plan for 154 age-restricted apartment units on 7.73 acres north of the intersection of S Belt Line Road and E Warrior Trail. Tract 5, J. M. Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas 7.73 acres zoned GR, General Retail and addressed as 2902 S Belt Line Road, Grand Prairie, Texas. The applicant is Chase Debaun, AeroFirma Corp.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates the area on either side of Belt Line north of Warrior Trail as Commercial. Contiguous to this is an area of High-Density Residential around the Quail Crossing Apartments and the four-plexes along Warrior Trail. A Comprehensive Plan Amendment is considered concurrently with this application. Staff finds that although the proposed use is incompatible with the Future Land Use

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map, it does meet multiple objectives found within the Comprehensive Plan, including Objective 2, “Reduce urban sprawl by developing in an established area with existing infrastructure”, and Objective 3, Policy 13, “Locate higher density residential uses along roadways designated as minor arterials, principal arterials or limited-access thoroughfares.” The Concept Plan depicts multiple three-story apartment buildings arranged around a central amenity area.

Mr. Jones stated one full access point is proposed onto S. Belt Line Road, a three lane undivided arterial. The final design of the perimeter fence must allow for adequate visibility for cars turning onto Belt Line. Staff believes Belt Line has sufficient existing capacity to support the use. The applicant is requesting to provide 15% of Multi-Family parking as integrated garage space rather than the required 30%. The applicant proposes covered parking structures with in the front yard setback. Staff has concern with exception one due to the significant shortage of garage spaces compared to the number required. The applicant has attempted to mitigate this concern by providing covered parking for 49% of required spaces rather than the minimum 20%. Staff has no objection to exception two given the shape of the lot and the percentage of covered parking provided, with the condition that the spaces be screened from Belt Line by a minimum 36 inch hedge. Shrubs are not a substitute for street trees, per Appendix W.

Mr. Jones stated a standard Head’s Up notice was sent to the Mountain Creek HOA on April 9th. To date, no response has been received from the HOA or any individual property owners. The Development Review Committee recommends approval of the Zoning and Concept Plan provided that the following are addressed:

4. That the applicant maintain as much of the existing tree buffer as possible between the proposed development and the existing single-family residential neighborhood to the east and north;
5. That the carports along Belt Line Road be screened with a 36 inch hedge or berm to shield passing drivers from headlights of parked cars.
6. That the final configuration of the wrought iron fence account for required visibility and sight distance along Belt Line.

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

Chase Debaun with AeroFirma Corp., 2920 American Sparrow, Midlothian, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Connor asked why not put garages instead of the covered parking along Belt Line Road. Mr. Debaun said he does not have an issue putting in garages at this location, and would work with staff on how many he could build. There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z180502/CP180501 per staff’s recommendations that the applicant maintain as much of the existing tree buffer as

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possible between the proposed development and the existing single-family residential neighborhood to the east and north; and that the final configuration of the wrought iron fence account for required visibility and sight distance along Belt Line; and that the applicant work with staff on the garages along Belt Line Road instead of the covered parking, and granting the applicants request to provide 15% of Multi-Family parking as integrated garage space rather than the required 30%. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #13- Z180504/S180504 - Zoning Change/Site Plan - Exhibition Hall (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve approximately 4,850 square feet of event space in a one story building on 0.723 acres at 521 E Jefferson Street. Portions of lots 5, 6, 7, and 8, Block A, Baird's Dallas Addition, City of Grand Prairie, Dallas County, Texas, 0.723 acres zoned CA, Central Area District, in the CBD No. 2, addressed as 521 and 529 E. Jefferson Street, and 516, 522, and 524 Austin Street, Grand Prairie, Texas. The owner is Victor Reyes.

Mr. Jones stated the Site Plan depicts a single-story building fronting Jefferson Street with parking in the rear. Two driveways are proposed from E Jefferson Street while a single entrance-only drive is shown from Austin Street. Primary circulation is provided around the building for emergency services as well as pick up and drop off of patrons. No parking or standing is allowed on E Jefferson Street. As part of this development, the applicant will construct a sidewalk along both the Jefferson and Austin Street frontages. The interior includes a 94 foot by 32 foot ballroom (3,008 square feet) and a 44 foot by 17.5 foot reception area. The balance of the space is kitchen/prep area, restrooms, office, and closet. No cooking facilities are proposed in the kitchen. The proposed building has been designed to conform to the overlay standards found in Appendix F. The building utilizes 100% masonry veneer with the required roof articulation, windows, and covered walkways. In addition, landscaping has been provided which exceeds the requirements of the underlying zoning district. Two Afghan Pines along with a row of hedges are shown in front of the building along E Jefferson Street with the parking and service areas located in the rear of the building. The Austin Street frontage will be screened with a wrought iron fence and additional landscaping. The applicant requests an exception to provide a 10 foot by 10 foot masonry dumpster enclosure rather than the required 12 foot by 12 foot enclosure. The required parking based on the projected number of seats within the main room is 50. The applicant requests a variance to reduce the number of parking spaces required by 20 percent due to the shape of the lot.

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Mr. Jones noted the surrounding area contains a mix of development, including single-family homes used as residences or for business purposes, auto repair businesses, commercial contractors, restaurants and a gas station. While the CA zoning does not allow for event center use even by SUP, staff cannot find that the introduction of the proposed use would have a negative effect upon the area as it exists now or is projected to exist in the future. Transportation staff and the Police Department have expressed concern regarding proposed access from Austin Street, citing the residential nature of the street and safety concerns. Regarding the first concern, which is the residential nature of the street, while the street does operate in a manner similar to a local residential street and does have some residences along its frontage, the zoning along both the north and south sides is commercial. Many of the structures along Austin Street currently serve commercial uses. Any current residential use along Austin Street is legally non-conforming per Article 4 of the Unified Development Code, and any previous residential use which has transitioned to a commercial use would not be allowed to return to residential. Regarding the second concern, the applicant has indicated he will install a wrought iron gate to bar access to the property from Austin except during times when it is needed.

Mr. Jones noted staff recommends approval of the request for zoning and the associated variances with the following conditions:

1. Prior to occupancy, the existing lots must be replatted into a single lot.
2. Prior to construction, the applicant must work with staff to finalize an access solution from Austin Street.
3. Use of the building shall be limited to a special event center for wedding, reunions, and similar activities. Any other use, including but not limited to any use meeting the definition of a church, retail, wholesale, or service use other than an events center, must be listed as an approved use within the CA zoning district and a new Certificate of Occupancy must be issued listing the approved use.
4. Once issued, the Certificate of Occupancy for a Multi-Purpose Events Center may be revoked if two or more nuisance violations or violations of this ordinance occur within any 12 month period.
5. Prior to construction, the applicant should work with the Police Department to find ways to address any outstanding security concerns.

Commissioner Carranza asked why there are Police concerns regarding this case. Mr. Jones replied it would be the use that is concerning to the Police Department, they are just being cautious.

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

Mike Del Bosque, 3125 Glendale Drive, Grand Prairie, TX stepped forward in support of this request. He said they met with Tony Shotwell, because this is the type of venue that is needed in order to start redevelopment of Jefferson Street and would also benefit the citizens and the City

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by providing a venue that could be utilized for conferences, meeting, events, etc. we need a multi-use development like the one being proposed.

Victor Reyes, 2809 McPherson Lane, Flower Mound, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley asked Mr. Reyes if he would be the operator of this facility. Mr. Reyes replied yes.

Commissioner Lopez asked if the entrance would be off Jefferson Boulevard and if there would be a gate along Jefferson. Mr. Reyes replied yes, there would be two entrances onto the property, but the gate would only be along Austin Street not Jefferson Blvd.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z180504/S180504 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #14– SU180502/S180503 - Specific Use Permit/Site Plan - Retail and Restaurant at Victory at Lakeridge, Lot 2 (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Victory at Lakeridge, Lot 2, consisting of 7,200 sq. ft. of retail including a Restaurant with Drive-Through on 1.107 acres. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the applicant intends to develop a 7,200 sq. ft. building on 1.107 acres. The proposal includes a restaurant (Dunkin Donuts) with a drive-through, which will occupy about 2,300 sq. ft. of the building. Restaurants with a drive-through require a Specific Use Permit when located in an overlay district. City Council approval of a Site Plan is required for development within an overlay district or a planned development district. The site is accessible from Lake Ridge Pkwy. The drive-through lane begins on the east side of the site and wraps around the north side of the building. The drive-through lane provides the required number of stacking spaces. The required number of parking spaces is calculated based on use. The proposal includes 44 parking spaces and meets the parking requirements. The property is subject to density and

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dimensional requirements in PD-283 and Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets the landscape and screening requirements. The building elevations consist primarily of brick and stone with stucco and metal accents. The proposed elevations appear to meet the building materials requirements. However, due to inconsistencies in the materials calculation table, Staff is unable to verify that the elevations provide the required stone accent. The north, west, and east façades are considered primary façades. Primary façades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F. The applicant is not requesting any exceptions or appeals. The Development Review Committee recommends approval with the condition that the applicant submit revised building elevations prior to City Council.

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

Eleana Tuley with Kirkman Engineering, 4821 Merlot Avenue, Suite 210, Grapevine, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180502/S180503 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #15– S180502 - Site Plan - Retail at Victory at Lakeridge, Lot 3 (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for a 7,613 sq. ft. retail building on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the proposed use is retail; however, the names of prospective tenants are not available at this time. The initial application indicated that an urgent care facility intended to locate here, but this user is no longer a prospective tenant. The site is accessible from a drive off of Lake Ridge and an access easement across Lot 4. The applicant must extend the drive across Lot 4 before any building permits will be approved. The applicant must also construct a temporary turnaround for the fire lane on Lot 4 immediately east of the site. The proposal meets the density and dimensional requirements. The proposal meets the landscape and screening requirements.

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Ms. Ware noted since the site is adjacent to single family residential use, the applicant must provide a screening wall and a 15 ft. landscape buffer with trees along the common property line. The proposal meets these requirements. A screening wall is depicted on the property line; the applicant must coordinate with the High Hawk PID and homeowners to ensure that there is not a gap between the screening wall and single family fences. Once the wall has been constructed, individual homeowners may keep their fence or tear it down and tie into the screening wall. The building elevations consist primarily of brick and stone with stucco and metal accents. The proposed elevations appear to meet the building materials requirements. However, due to technical inconsistencies in the materials calculation table, Staff is unable to verify that the elevations meet the stone accent requirement. The proposed building elevations are in substantial compliance with Appendix F. The proposed elevations include a fin feature that is 41 ft. tall and extends above the highest parapet by 15 ft. The UDC makes height allowances for certain architectural features. Elements such as ornamental cupolas, domes, spires, and parapet walls are not taken into account when determining the height of a building. Additionally, Appendix F states that a customer entrance feature is permitted to extend up to a maximum of 30 ft. above the highest parapet wall elevation. However, the applicant intends to use the feature for signage. Given the intended function, Staff has made the determination to evaluate this feature as a sign instead of an architectural feature.

Ms. Ware stated the applicant is requesting a variance to allow signage that exceeds the maximum allowable height and area. The fin feature exceeds the height allowed for roof signs by 15 ft. and the area intended to be used for signage exceeds 50 sq. ft. When unique use, site conditions, or other unusual factors exist, applicants may request a variance to the sign ordinance through a Unified Signage Plan. The Unified Signage Plan should encourage unique treatments, materials, and maintenance, and take precedent over the signage requirements addressed in UDC. Staff does not support the applicant's request for a variance. The specific user is unknown at this time and there does not appear to be unique site conditions or other unusual factors. Additionally, the site is adjacent to single family residential use. Given this close proximity, Staff has concerns about the requested variance.

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

1. The applicant shall submit revised building elevations with the corrected materials calculations and projecting cornice prior to City Council;
2. The applicant shall coordinate with the High Hawk PID and adjacent single family property owners to coordinate the installation of the screening wall. This coordination shall take place before the applicant submits building permit applications for the screening wall;

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3. The applicant shall extend the drive across Lot 4 consistent with the access easement established with the Final Plat for Lot 4 and construct the temporary turnaround before beginning construction on the building; and
4. The applicant shall revise the building elevations to comply with the UDC. This can be done by
 - Reducing the height of the fin feature,
 - Removing the fin, or
 - Replacing the fin with an architectural feature or customer entrance feature that is consistent with the intent of Appendix F.

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

Eleana Tuley with Kirkman Engineering, 4821 Merlot Avenue, Suite 210, Grapevine, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Smith moved to close the public hearing and approve case S180502 as presented by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #16- SU180505 – Specific Use Permit – CityAuto Franchise Used Car Dealership at 1640 E. Main St. (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit for Lots 1-7, 9, 10, and part of Lot 8, Burgher & Sowell's Addition, City of Grand Prairie, Dallas County, Texas, approximately 1.56 acres zoned GR, General Retail in the Central Business District No. 3 and addressed as 1633, 1640, 1646, 1648 E. Main St. The owner is Arturo Torres.

Mr. Jones stated the new dealership will include a 1,600 square foot sales office with 81 parking/display spaces. The existing structures on the site were previously used as multiple auto dealerships, and were destroyed in a fire in late 2017. The applicant has submitted a demolition permit and proposes to clear the existing site and repave to City standards. The property will have two access points on E. Main Street and an emergency exit on Small Street. There will be no repair or make-ready facility at the location and such activities would not be allowed under the terms of the Specific Use Permit. Used auto sales are not allowed in the General Retail district except by Specific Use Permit. To receive a Specific Use Permit, the operator must be

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part of a dealership chain or network and operate under a franchise agreement or other instrument which distinguishes the dealer from an independent operator. The owner of the property is working with a franchisee with several locations in the Dallas-Ft. Worth area. In the event the Specific Use Permit is approved, any dealer who applies for a Certificate of Occupancy will be required to present documentation that they are a licensed franchise subject to pre-determined and agreed upon standards of branding, performance, appearance, branding, and site cleanliness. The proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the landscaping and screening requirements with two exceptions.

Mr. Jones noted staff recommends approval of this Specific Use Permit subject to the following conditions:

1. Prior to occupancy, the applicant will replat the existing lots into a single lot.
2. The applicant will install additional landscaping to beautify the rear of the building and the sales lot.
3. All loading and unloading of cars will take place within a designated area on the site and not in a public right of way.
4. No vehicle repairs of any kind will be conducted on the property. An exception can be made at the discretion of Code Enforcement staff for repairs which can be performed entirely by hand, such as changing light bulbs or windshield wipers.
5. The applicant will submit a lighting plan for review by staff which demonstrates that the proposed lighting will be directed away from any neighboring residential dwellings.
6. That the SUP expires at the end of the initial lease period or if the lease is terminated for any reason per the executed agreement between the property owner and the lessee/franchisee.

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

Arturo Torres, 637 W. Jefferson Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley welcomed Mr. Torres, and said this development would be a good start to revitalizing this part of town.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180505 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Adhikari

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

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Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #17– SU180504 - Specific Use Permit - Trucking & Storage Terminal (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a Trucking and Storage Terminal on 2.94 acres. Lot 3, Block A, Matt M Lavail Addition, City of Grand Prairie, Dallas County, Texas. 2.94 acres zoned Light Industrial (LI) within the SH 161 Overlay Corridor, generally located west of southbound State Highway 161 Service Road, east of Hardrock Road, approximately 836 feet north of W. Oakdale Road and addressed as 3025 Hardrock Road. The applicant is Thomas Grafton, Holt Lunsford Commercial.

Mr. Lee stated the property is zoned Light Industrial district. The 2.94 property lies within the State Highway 161 Overlay Corridor District. Existing improvements and construction on the property predate SH 161 Overlay Corridor standards. The existing 13,000 square foot building was previously used by the current owner for utility office uses. Other previous uses include general warehousing and storage activities. Dock doors were added to the building to accommodate the warehousing and storage uses to the facility in 2009. Adequate paved parking and drives were added to support that operation. In addition, multiple accessory structures were added to the site. A wooden fence fronts SH 161 Service Road to provide for security and screening. The western and portions of the northern part of the property is screened via a brick masonry wall. Access to the subject property will be from existing controlled access points from southbound SH 161 Service Road on the eastern portion of the property and an existing commercial driveway from Hardrock Road on the western portion of the property. The property has adequate employee and customer/visitor parking. The UDC standards require the proposed building to be clad in 100% masonry materials, excluding doors and windows. The existing building is constructed of exterior masonry materials. Six existing dock doors are orientated southward and adequate pavement available for maneuverability of trucks to and from dock areas. An existing 6' wooden fence is located along the eastern and southern perimeter of the property. The UDC requires a Type I, masonry wall for trucking and storage terminal uses when located along thoroughfare and/or public view. The applicant is requesting an exception to the masonry screening requirement and that the existing wooden fence would suffice.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to the applicant:

- Removal of the three (3) accessory structures from the property.
- Providing minimum six-foot (6') masonry screening wall along eastern property boundary and portions of the northern and southern sections of the wall within 6-months of obtaining a Certificate of Occupancy for requested use.

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- If approved; a 12-month review of business operations for compliance with standard regulations and potential spillover impacts onto adjacent properties.

Commissioner Coleman stated this property has been sitting vacant for quiet sometimes, there are areas within the development that are not paved is there adequate pavement for parking and storage. Mr. Lee replied yes there is adequate pavement onsite for parking.

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

Thomas Grafton with Holt Lunsford Commercial, 300 Throckmorton, Suite 550, Fort Worth, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Coleman said this property sits along SH 161, which is an important corridor for the City, and a nice screening wall would be needed. Mr. Grafton replied they are asking for an exception to the screening wall requirement, because of the cost, and they would like to be able to utilize the existing fence.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180504 as presented and recommended by staff's, including a six-foot masonry screening wall on the eastern property boundary and portions of the northern and southern sections of the wall within 6-months of obtaining a Certificate of Occupancy for the requested use. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #18- Z180501 - Zoning Change - 2305 Graham St (City Council District 5). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Zoning Change request from Single Family-4 (SF-4) to a Planned Development (PD) to allow two residential homes with a connecting breezeway on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos.

Mr. Collins stated the proposed residential lot will have an additional residential home with a connecting breezeway for the two homes. The additional home will have a living area of 1,548 sq. ft. The proposed residential lot will use existing access via Graham St. The applicant proposes to develop the property in accordance with the proposed Planned Development and SF-Six base

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zoning. Within the Two Family zoning, the depth requirement is 100 ft. The applicant is currently proposing 70 ft. The 2F zoning also requires a minimum width of 60. The applicant is proposing 58. Due to the applicant's proposal not being consistent with the existing characteristic of the neighborhood, staff recommends denial for the applicant's request.

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

Daniel Santos, 1721 E. Crosby Road, Carrollton, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Connor moved to close the public hearing and approve case Z180501, with a Planned Development and SF-Six base zoning. The action and vote being recorded as follows:

Motion: Connor

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

The Commission took a 15 minute recess at 9:25 p.m.

PUBLIC HEARING AGENDA Item #19-MTP180501 – Master Transportation Plan Amendment – Adoption of 2018 Master Transportation Plan and Thoroughfare Map. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an update to the 2010 Master Transportation Plan Thoroughfare Map and an update to Article 23 of the Unified Development Code. The applicant is the City of Grand Prairie.

PUBLIC HEARING AGENDA Item #20- CPA180504 – Comprehensive Plan Amendment – Adoption of the 2018 Comprehensive Plan. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an update of the 2010 Comprehensive Plan. The applicant is the City of Grand Prairie.

Mr. Jones stated the Commission would be briefed on the 2018 Comprehensive Plan updates and builds on the 2010 Comprehensive Plan, with several goals, objectives and recommendations either carried over or clarified. The Future Land Use maps has been updated to reflect development trends over the past 8 years, while new focus sections have been added to the plan to take a closer look at areas in which Grand Prairie has experienced or anticipates exceptional growth, such as the 161 Corridor, the area along the IH-20 and IH-30 frontage roads currently under construction, and the South Sector extending down to the city's ETJ in Ellis and Johnson

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counties. In addition to these updates, the Master Thoroughfare Plan has been amended to reflect updates and completions in the city's road network, the Interstate frontage roads, and a comprehensive overhaul of planned roads within the South Sector. Updates are also proposed for Article 23 of the Unified Development Code including updated 3-D street sections with a stronger emphasis on non-motorized travel facilities. The draft Ordinance and the format for the plan are attached for your review. This is the second of four public meetings at which the draft 2018 Comprehensive Plan will be considered. The final document will go to City Council for adoption on June 19, 2018.

Eddie Haas, Tiffany McCloud, and Kevin St. Jakes, with Freese and Nichols presented the Comprehensive Plan and Master Thoroughfare Plan updates.

After some discussion, Chairperson Motley noted there were some concerns and questions regarding the findings of the Comp Plan, and asked that the Commission review and note any changes or concerns for the next meeting.

PUBLIC HEARING AGENDA Item #21– TA180501 - Text Amendment - Article 11, Alcohol Update. Amendment to the Unified Development Code, Article 11, "Performance Standards". Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve to revise regulations restricting alcohol sales in restaurants. The applicant is the City of Grand Prairie.

Mr. Jones stated in an effort to streamline auditing procedures and align Grand Prairie more closely with our larger market, it is requested that CCDC examine changes to existing alcohol percentage limitations for restaurant/food service establishments. The relevant state code is Section 69.16 of the Texas Alcoholic Beverage Code, which reads:

Sec. 69.16. FOOD AND BEVERAGE CERTIFICATE. (a) In this section, "location" means the designated physical address of the retail dealer's on-premise license and includes all areas at the address where the license holder may sell or deliver alcoholic beverages for immediate consumption regardless of whether some of those areas are occupied by other businesses.

(a-1) A holder of a retail dealer's on-premise license may be issued a food and beverage certificate by the commission if the commission finds that the receipts from the sale of alcoholic beverages by the license holder at the location are 60 percent or less of the total receipts from the location

Mr. Jones said State law further requires that the holder of a Food and Beverage Certificate must have permanent food service facilities for the preparation and service of food at the location. Adoption of this amendment would replace existing city regulations which limit the sale of alcohol to 30 percent or less of total receipts. The Development Review Committee recommends approval of the noted amendments to the Unified Development Code.

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

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case TA180501 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.

Commissioners Comments: None

Commissioner Spare moved to adjourn the meeting of May 7, 2018. The meeting adjourned at 10:15 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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