



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 9, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Warren Landrum, Eric Hedin, Cheryl Smith, Max Coleman.

COMMISSIONERS ABSENT: Clayton Fisher and Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, 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 would be presented together, but voted on individually.

PUBLIC HEARING AGENDA Item #9- CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. Planner Nyliah Acosta presented the case report and gave a Power Point presentation for the 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

PUBLIC HEARING AGENDA Item #10- Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts a multi-family development up to 26 units per acre (371 units) on the east side of Hill Street and the frontage of N Highway 161. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, City of Grand Prairie, Dallas County, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

Ms. Acosta stated the applicant is requesting to construct a high density multi-family and retail/restaurant development. The request is for a change from Open Space/Drainage and Mixed Use designation to Mixed Use on the Future Land Use Map. The purpose of this request is to change the zoning on 14.27 acres from “SF-4” and “CO” to “PD” to allow for a Multi-Family and Commercial development. The development includes four apartment buildings accessible from Hill St, a clubhouse, and dog park. Along the N SH 161 frontage, the applicant is proposing retail/restaurant uses. The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses. The proposal is consistent with goals, policies, and objectives in the 2018 Comprehensive Plan, including: Achieve a broad housing selection for a diverse population; Provide housing options that serve the needs of the population throughout the stages of their lives; A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares. A Site Plan is required for any multi-family use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and Appendix W require Site Plan approval. Approval of the Concept Plan does not confer any variances to the property or to future development. The existing base zoning is “SF-4” and “CO”. The proposed base zoning for the 14.27 acres is “MF-3” Multi-Family Three Residential District and “GR-1” General Retail District. All zoning will defer to the Unified Development Code as amended.

Ms. Acosta stated the following outlines the minimum dimensional requirements of the “MF-3” and “GR” districts and provides an analysis of the proposed compliance with the district. The site has frontage along Hill Street; the Concept Plan depicts two access points on Hill Street to access the multi-family development. Approval of this Concept Plan will be considered part of TXDOT’s process to approve the access from the SH 161 Frontage Road. Multi-Family development is required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for at the Site Plan phase. All variances pertain to the multi-family component of the request.

1. 65% one bedroom units (60% is standard).
2. 15 foot front yard setback (30 feet is standard).
3. 10 foot side yard setback on street (30 feet is standard).
4. 20% garage parking (30% is standard).
5. 1 parking space for 1 bedroom units (1.25 per 1 bedroom unit is standard).
6. Both garage parking and tandem parking behind the garage are included in the parking calculation (standard is to include tandem parking in calculation, not both garage and tandem parking).

Ms. Acosta said a petition with 192 signatures was submitted, 28 of which are within the 300 foot buffer, making up 13.46% of the total land area.

Ms. Acosta noted the Development Review Committee recommends approval of the requested amendment to the FLUM and recommends approval of the proposed zone change from "SF-4" Single-Family Four Residential District and "CO" Commercial Office District to "PD" Planned Development District.

Chairperson Spare asked if there was a parking plan submitted. Ms. Acosta replied no, but they would be providing 270 to 290 parking spaces and the parking and garages would be addressed during the site plan approval process.

Commissioner Moser asked at this current time and with existing zoning could single family homes be constructed on this site. Ms. Acosta replied yes, but the property would need to be replatted.

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

Tony Shotwell, 309 NE 31st Street, Grand Prairie, TX stepped forward in support of this request. Mr. Shotwell said when he was on the Council he received a lot of complaints about not having a grocery store on the north side of town, but he understands if there are not enough roof tops these types of uses would not come in this is the opportunity to bring more roof tops to the area. The multi-family standards have been upgraded and we are seeing nice luxury apartments being build, just because it is an apartment does not mean they bring bad people.

Jason Knotowicz, 3100 McKinney Street, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Knotowicz gave a presentation of the proposed use and who they are as a developer.

Mick Grayland, Architect with O'Brien Architects, 5310 Harvest Hill Road, Dallas, TX stepped forward in support of the request. He said they would be preserving as many trees as they can and would be providing great amenities for the community. The community would be gated this development would be esthetically attractive with a contemporary look.

Bill Dahlstrom, 2323 Ross Avenue, Ste 600, Dallas, TX addressed the neighborhoods concerns. He said this site is not suitable for single family homes or retail, because of the floodplain on the site. They met with the neighborhood on two occasions, but the turnout was not in great numbers.

Chairperson Spare asked why do they want less parking and where are the guess parking spaces located. Mr. Knotowicz stated there are parking constraints on the site they are requesting more carports than garages the guess parking would be located towards the front of the property.

Commissioner Smith stated the setback requirements are 30 feet and they are proposing 15 feet, this is very concerning to her. Mr. Knotowicz stated they want to provide a greater distance/buffer between the complex and the adjacent residences.

Commissioner Moser noted the petition states the development would be 4-stories, what is the distance to height of Hwy 161.

Jonathan Kerbel, 13455 Noel Road, Dallas, TX stated he is not sure of the topography along Hwy 161.

Commissioner Connor asked if the other properties they own are fully occupied, because his concern with apartments is that at first they look really nice then in a couple of years they don't look so nice and cannot keep them occupied.

Chairperson Moser noted parking for 1 bedroom are 1.5 spaces, parking for 2 and 3 bedrooms are 2 spaces.

James Holiday, 1601 Roman Road, Grand Prairie, TX stepped forward in opposition to this request and to speak on behalf of the Holiday Hill Estates neighborhood. They submitted a petition in opposition with 200 signatures, there would be no privacy with a 4-story complex next to their homes this development would bring more people to their neighborhood, their park, traffic, and crime would become a bigger concern to the neighborhood. This development would affect their property values the people in this area would like to be heard this development affects all of them and asked that the developer look at a different location.

Commissioner Connor asked how many property owners showed up to the meetings with the developer. Mr. Holiday said most of the homeowners were not aware of the development.

Commissioner Coleman asked what he envisions for this area. Mr. Holiday said he would like to see some offices or a shopping center at this location. Mr. Coleman stated this property is not ideal for retail, because of the access.

Commissioner Connor asked if some of the issues are, because the development would be 4-stories. Mr. Holiday replied yes this is only one issue.

Kathy McNiel, 1517 Capetown Drive, Grand Prairie, TX stepped forward in opposition, what concerns her is the traffic and the safety of their children what they need in this area is more retail and a grocery store. She said they love their neighborhood and want to keep it safe.

Brenda Ferman, 1513 Capetown Drive, Grand Prairie, TX stated she purchased her home over 10 years ago and she also has small children she worries about, if we allow more traffic and crime to come into their neighborhood. She did not attend any of the neighborhood meetings, but stated this development would take away from their neighborhood.

Bill Villars, 1418 Roman Road, Grand Prairie, TX stated he is opposed to this development he has lived in Grand Prairie all his life this is a 4-story complex in a single family residential neighborhood. The traffic is horrible it takes him 20 minutes just to get out of Roman Road, he asked that this case be denied or reduced the number of stories of the complex.

Brian Stump, 1306 Capetown Drive, Grand Prairie, TX stated he is opposed to this development. Traffic is horrible and will get worse he lives adjacent to an apartment complex and he cannot spend time in his back yard. Mr. Moser asked when he purchased his home. Mr. Stump replied in 2007 and yes he was aware of the apartments behind him.

Bill Dahlstrom stepped forward for a rebuttal he said Hill Street is designated to handle the additional traffic.

Mark Farrell, Presidium President, 3100 McKinnon Street, Suite 250, Dallas, TX stated they would be constructing a very nice complex advertising to the young professionals. Grand Prairie is in a good location between Dallas and Fort Worth, if the Commission wishes they can meet the setbacks, they want to be a good neighbor.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case CPA190801 as presented. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Smith

Nays: Spare

Approved: 6-1

Motion: **carried.**

Commissioner Connor moved to close the public hearing and approve case Z190801/CP190801 with the following conditions: Approve; the 65% one bedroom units, the 20% garage parking, both garage parking and tandem parking behind the garage are included in the parking calculation, and Disapprove; the 15 foot front yard setback, the 10 foot side yard setback on street, and the 1 parking space for 1 bedroom units. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

Ayes: Coleman, Connor, Hedin, Landrum, Moser

Nays: Spare, Smith

Approved: 5-2

Motion: **carried.**