



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 11, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, 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 6:35 p.m.

Chairperson Motley gave the invocation, Commissioner Womack led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P160301 - Preliminary Plat – Greenway Trails, P170101 – Preliminary Plat – Windsor Hills, RP171001 – Replat – QuikTrip – QT 953 Addition Revised, Blk A, Lot 1R, and RP171002 – Replat – Fresh Express.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 7, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P170901 - Final Plat - 161 Toll Road Retail Corners, Lots 1 & 2, Block A (City Council District 2). A request to approve a Final Plat creating two non-residential lots on 9.94 acres. The subject property is zoned Planned Development-294 (PD-294) District for General Retail Uses, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The applicant is Casey McBroom, Cross Engineering and the owner is Charlie Anderson, TA Ikea 10, LP and Dave Carter, NDC Holdings.

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Item #4-P170903 - Final Plat - Epic East Towne Crossing Phase 1 (City Council District 2). A request to approve a Final Plat creating eight non-residential lots on 22.26 acres. The subject property is located east of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic East Towne Crossing LP.

Item #5-P170904 - Final Plat - Epic West Towne Crossing (City Council District 2). A request to approve a Final Plat creating ten non-residential lots on 55.43 acres. The subject property is west of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD and John Weber, Epic West Towne Crossing LP.

Item #6-RP170901 - Replat - J.C. Read Addition, Lot 1R, Block 1 (City Council District 1). A request to approve a Replat of Lot 1, Block 1, JC Read Addition, and Lots 2 & 3, Block 1, J.C. Read Addition, to create a single non-residential lot on 2.67 acres. The property is located South of W. Rock Island Road, approximately 450 feet west of Gilbert Road and addressed at 125 W. Rock Island Road. The property is zoned LI, Light Industrial District. The agent is Michael R. Doyle, B&D Surveying and the owner is Lynn Nelson, Rock Island 199, LLC.

Item #8-SU150502C – Specific Use Permit Renewal – 1519 E Main Street (City Council District 5). A request to renew specific use permit -830B for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3). The agent is Alfonso Lopez and the owner is Ricardo Flores.

Item #8-SU151002A – Specific Use Permit Renewal - Gables at Green Oaks (City Council District 1). A request to renew specific use permit-895 and site plan to construct and operate a restaurant with drive-through. The 1.05-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The owner is Gables Realty, LP, the applicant is Goodwin and Marshall, Inc., and the agent is Conifer Real Estate.

Item #9-SU151101A – Specific Use Permit Renewal - 2000 E Pacific Ave (City Council District 5). A request to renew Specific Use Permit-983 permitting the operation of small trucking company w/ fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3). The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue.

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AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #10 – S170903 - Site Plan - Grand Estates of Grand Prairie and Item #11 - Z170902 - Zoning Change - Prairie Hills, and Item #12– S170801 - Site Plan - West Polo Road Retail.

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 P170101, RP171001, and RP171002, and approve the minutes of August 7, 2017, approve public hearing consent agenda items P170901, P170903, P170904, RP170901, SU150502C, SU151002A, and SU151101A, and postpone cases S170801, S170903, and Z170902.

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13– RP170902 – Replat – Lot 11R, Block 13, Wildwood Oaks Addition (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation request to approve a replat of Lot 11, Block 13, Wildwood Oaks Addition and a 2.449 acre portion of a tract addressed as 2211 N. Carrier Parkway, for the purpose of creating one 2.742 acre single-family residential lot addressed as 2017 Rock Creek Dr. The agent is Timothy Mankin, Peiser & Mankin Surveying, LLC and the owner/applicant: Stephen R. Newby, Reorganized Church of Jesus Christ of Latter Day Saints.

Mr. Jones stated the proposed lot combines the existing Lot 11, Block 13, Wildwood Oaks, and the rear 425 feet of a tract owned by the church addressed as 2211 N. Carrier Pkwy. The proposed property would have access from Rock Creek Road and be addressed as 2017 Rock Creek Drive. No access is proposed from the church to the property. The plat would establish additional utility easements along the perimeter of the property. Any future development on the property which proposes multiple lots will require extension of a public street along with right-of-way dedication, with the cost being borne by the owner. Fire access, including a turnaround, will also be required. The applicant is requesting an appeal to UDC Section 12.17.4 which requires side lot lines to run at right angles (not parallel) to the street. Given that the proposed Lot 11R follows existing boundary lines, staff is supportive of the request. Mr. Jones stated the Development Review Committee recommends approval as presented.

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

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Stephen Newby with Reorganized Church of Jesus Christ of Latter Day Saints, 5401 Park Place Drive, Argyle, TX stepped forward representing the case and to answer questions from the Commission. Mr. Newby stated the Church would like to sell off part of their property.

Chairperson Motley asked if there were prospects wanting to purchase the property at this time.

Mr. Newby replied no not at this time.

James Zermatten, 1918 N. Arbor Rose, Grand Prairie, TX stepped forward in opposition to this request, he is concern with the drainage and how developing this site could affect the surrounding properties.

Caleb Reynolds, 2002 N. Arbor Rose, Grand Prairie, TX stated he is also concern with the drainage once this property is developed and wants to make sure the drainage would be addressed by the city.

Mr. Jones stated once the property is ready for development the applicant would need to submit engineering plans to the city for review. The developer would need to provide sewer, put in the streets, make sure there is adequate turn around radius for emergency vehicles, and the development would have to meet all of the development standards.

Chairperson Motley asked that Mr. Zermatten and potential buyer meet with the surrounding neighbors to discuss any future development on this property.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases RP170902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– S170905 - Site Plan - Epic West Towne Crossing Phase I (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for Epic West Towne Crossing Phase I. The proposal includes six buildings, totaling 258,800 square feet, for restaurants, retail, and related uses on 26.41 acres. The subject property is generally located west of State Highway 161 between Mayfield Road and Kirby Creek, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the

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applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne.

Ms. Ware stated Epic West Towne Crossing Phase I, about 26 acres on the west side of State Highway 161, includes a Junior Anchor Lineup/Multi-Tenant In-Line building, four multi-tenant retail buildings, and one building for two restaurants. A proposed private street runs through the center and provides access to sites within the development. A mutual access drive off of State Highway 161 provides access to Lot 2, Block B and connects to the proposed private street. The required number of parking spaces is calculated based on use. The number of parking spaces provided exceeds what is required. Two of the multi-tenant retail buildings are showcase buildings. These buildings include the following compensatory elements: green spaces, pedestrian lighting, enhanced lighting, outdoor seating, string lights, special paving, additional articulation, tower features, projected cornices, and deepened shade awning features. Development is subject to the density and dimensional requirements for Commercial District. The proposal meets or exceeds the density and dimensional requirements.

Ms. Ware stated the property is subject to the landscaping and screening requirements found in Article 8 of the UDC, Appendix F of the UDC and PD-364. The proposal meets or exceeds the requirements for landscape area, trees, and shrubs. The proposal provides the required parking lot screening and dumpster enclosures. Roof mounted equipment is screened by parapets in accordance with Appendix F. The developer will install an 8-ft. tall masonry screening wall and 15-ft. landscape buffer along the property line adjacent to the residential zoning district west of Lot 1, Block A. The proposal meets the screening requirements. The property is subject to the building materials requirements in PD-364 and Appendix F of the UDC. The exterior of the buildings consists primarily of texture coated concrete, brick, stone, and architectural panels. The proposal meets the building materials requirements. Primary facades are subject to the requirements for architectural features in PD-364 and Appendix F of the UDC. The required features include architectural elements, parapet with cornice, covered walkways, windows, and roof profile variation. The proposed building elevations are in substantial compliance with PD-364 and Appendix F. The applicant has submitted a unified design plan as required by PD-364. The unified design plan includes design criteria so that subsequent phases are developed in a manner that reinforces the identity and cohesive design of Epic Towne Crossing. Ms. Ware stated staff recommends approval.

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

Gerald Luecke with Hodges Architecture, 13642 Omega, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

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There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases S170905 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– SU170905 - Specific Use Permit - Restaurant with Drive-Through at Epic West Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a restaurant with a drive-through on 1.179 acres. The subject property is generally located on the northwest corner of Mayfield Road and State Highway 161, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the applicant intends to develop a 5,250 sq. ft. building for two restaurants, one of which will have a drive-through. A restaurant with a drive-through requires a Specific Use Permit when located within an overlay district. The Site Plan for the subject property is under concurrent review Case Number S170905. The drive-through provides the required number of stacking spaces. Ms. Ware stated staff recommends approval.

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

Gerald Luecke with Hodges Architecture, 13642 Omega, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170905 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #16– SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company.

Ms. Ware stated the convenience store with gasoline sales is proposed for the northwest corner of State Highway 161 and Mayfield Road. The site is accessible from an access drive off of State Highway from a drive on Mayfield Road. The primary entrance of the convenience store fronts Mayfield Road. The canopy with 18 gasoline pumps is in front of the building along Mayfield Road. All other buildings in Epic West Towne Crossing face State Highway 161. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. The purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick, stone, and architectural panels. The proposed building elevations are in substantial conformance with the materials requirement. Primary facades are required to include the architectural features as listed. The proposed building elevations are in substantial compliance with Appendix F. Appendix F requires that column supports for gasoline canopies be encased in either a brick or stone masonry material. The proposed column supports are encased in brick with a stone accent base similar to the primary structure. The proposal meets the requirements for column supports. Appendix F requires that the perimeter roof structure for all gasoline canopies be adorned with a sloped roof feature and finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products. The proposed canopy features a flat roof with a cornice element similar to the cornice on the primary building.

Ms. Ware stated the applicant is requesting an exception to the requirement for a sloped roof feature. Staff does not object to the requested appeal. While the proposed canopy is not adorned with a sloped roof feature, it features a cornice element similar to the cornice on the primary building. The cornice is an additional decorative element not standard on the canopies of similar RaceTrac prototypes.

Ms. Ware state convenience stores with gasoline sales require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. Due to certain functional and operational aspects of the proposed use,

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namely the number of fuel pumps and site configuration, the building is oriented so that the back of the building faces north. Staff has concerns about the visibility of the back of the building from the southbound State Highway 161 frontage road and maintenance.

Ms. Ware stated staff recommends approval with the following conditions:

1. The north façade be revised to eliminate the roll-up door or replace by a door with glazing similar to other windows/glazing on the building.
2. In the event that any of the East Palatka Hollies behind the building die, the owner/operator plants a replacement within one week.

Commissioner Spare asked if there is any other type of development that would be more suitable for this parcel of land other than a gas station this is a showcase corner and wonders if this is the best use for the city.

Ms. Ware stated there could be another showcase building on this site.

Chairperson Motley stated he is confused, the Race Trac on Belt Line Road has a slope canopy roof, and the Overlay District requires the roof to be sloped, why are we interested in what is being proposed by the applicant.

Ms. Ware stated the proposed canopy would mirror the architecture style of the building.

Chairperson Motley stated there is a 7-Eleven gas station that would have 16 gas pumps not too far from this site, Walmart has about ten gas pumps, and Race Trac is looking at about eighteen more pumps, do we need more gasoline sales along this corridor, this corner is very viable for the city and he has not heard a compelling reason as to why we should allow another gas station at this location.

Laura Hoffmann, 2728 N. Harwood Street, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Ms. Hoffman stated a convenience store with gasoline sales requires a specific use permit that is why they are here today, because of the fire code and where their electrical panels are located they cannot use glazing on their roll up doors. They have a new prototype for their building therefore they would like to keep the roof canopy consistent with their new look. Ms. Hoffman gave a presentation of their new prototype stores and what they provide as a convenience store that offers a lot more than just gasoline sales.

Drew Cunningham Project Manager with RaceTrac Petroleum, Inc., 200 Galleria Parkway, Suite 800, Atlanta, GA stepped forward in support of this request. He stated they have been building their store for over eighty years and never close they are a long life operator. They provide a very nice store with a modern look with lots of convenience like made to order food.

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There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170803/S170802 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Fisher

Ayes: Carranza, Fisher, Womack

Nays: Motley, Spare, Lopez, Connor, Adhikari

Motion Failed: 5-3

PUBLIC HEARING AGENDA Item #17– SU170901/S170901 - Specific Use Permit/Site Plan - 2434 NW Dallas Street (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan to construct and operate a one story, 4,500 square foot commercial building for storage purposes. The 0.305-acre property, generally located southwest of N.W. 24th Street and N.W. Dallas Street. The property is zoned Light Industrial (LI) district and is within the Central Business Corridor Overlay District, Section 1- Dalworth Hills Addition, Block 3, Lot 32R. The agent is E.D. Hill and the owner is Paul Upchurch.

Mr. Lee stated the applicant wants to utilize the vacant property located at 2434 NW Dallas Street for a contractor shop for internal storage purposes with accessory outdoor storage. The Unified Development Code requires that contractor shops with outside storage obtain a Specific Use Permit before a Certificate of Occupancy can be issued. The applicant operates C&P Pump Services, in business since 1999 providing sales, service and maintenance to pumps and pump systems. This site will be used for storage of pump parts. The applicant proposes a single-story 4,500 square foot partially masonry building to accommodate the expansion of the existing business. The Central Business District 1 does not allow open/outside storage. The applicant will not have any outside storage of parts, but the applicant is proposing to screen and store 4 flatbed trailers. These trailers range in size from 20ft long to 34ft long. The applicant is proposing to expand an existing pump business, whose facilities are located across the street from the subject site. This property was recently replatted and the applicant is proposing to construct a parking lot on the vacant area to the west of the building.

Mr. Lee stated this business is required to have 5 parking spaces; including 1 handicapped space. The proposed site plan meets this requirement. This new parking area will have access from NW Dallas St, from the southwest portion of the property. The UDC requires a “Type 1” masonry fence along the northern property line, which separates the LI zoning from the 2F residential zoning. The applicant is proposing to construct a 6ft wood screening fence, which will screen the trailer parking located in the northern portion of the property, comprising of about 5,300sqft. The applicant provided staff with photos showing the conditions of the existing fence and adjacent fences. The applicant’s proposed fence would be an improvement to the existing conditions, but does not meet the minimum screening requirements of the UDC.

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Mr. Lee stated the applicant is requesting an exception to the screening fence requirement of the UDC:

- 8.9.5A. All non-residential development shall be required to erect a “Type 1” fence on property lines adjacent to any property which is zoned for single family detached, single family attached, two-family, and multi-family residential uses.
- Article 6, Section 18, require request for exception to minimum exterior masonry exterior construction requirement be subject to Planning & Zoning Commission’s and subsequent City Council oversight. The applicant is requesting an appeal to allow for exception to the minimum 85% masonry exterior construction requirement on the rear and side of the proposed building.

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Mr. Lee stated the applicant stated within the submitted operational plan that they feel the proposed wooden fence provides a higher standard of fencing than the rest of the area. The applicant’s proposed elevations meet the 85% masonry requirement only on the south elevation with the other sides clad in metal or a combination of metal and brick wainscot. The applicant’s original request was for outside storage of parts. Staff notified the applicant that the Central Business District 1 (CBD 1) Overlay does not authorize outside storage and would not support the approval of outside storage. The applicant adjusted their operational plan to only include the storage of 4 trailers outside and to exclude parts and material outside storage. Staff does not object to the limited trailer storage.

Mr. Lee stated staff supports the applicant’s request subject to the Planning & Zoning Commission granting an exception to required masonry screening requirement in lieu of a minimum 6’ wooden fence be constructed on the north portion of the property providing a screen adjacent to the existing residential development to the north; and the following conditions:

1. Outside storage shall be limited to the occupying business’s flatbed trailers, only.
2. All trailers must be screened from residential properties and from the right-of-way. At a minimum the screening fence must be a 6ft, “Type 3”, wood fence, as defined the Unified Development Code.
3. There shall be no outside storage of materials or parts.
4. Use of the rights-of-way for business operations shall be prohibited.

Mr. Lee said with regard to the use of metal panel, staff acknowledges that the building is to be used only for storage purposes and that the surrounding properties are inconsistent with regard to materials, with several examples of metal buildings along NW Dallas St. While staff’s preference is that the building meets the masonry requirements, the applicant has provided masonry on the sides of the building visible from NW Dallas St. Staff therefore offers partial support of the masonry exception while recommending further use of masonry on the areas

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visible from the street in the form of stucco, cement panel, CMU, or other approved masonry material.

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

Jake Upchurch, 2417 NW Dallas Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. E.D. Hill, 209 Skyline, Midlothian, TX was also present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170901/S170901as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18– SU170903 - Specific Use Permit - Salem Auto (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit to allow for used Auto Sales. The 0.345 acre property is zoned LI, Light Industrial District and lies within the Central Business (CBD) Corridor Overlay District. The property is generally located on the North side of W. Main Street, approximately 300 feet west of SW 23rd Street. The property is addressed at 2326 W. Main Street and is in Council District 1. The agent is Amer Bani Mustafa, the applicant is Adel Elhindawi, Salem Auto, and the owner is Hassan Aboukarr.

Mr. Collins stated the property was previously used as a restaurant and more recently for used auto sales. The applicant proposes to use the existing building for offices and the existing lot for car display and storage. Per UDC requirements, all cars must be kept at least one foot from all property lines and at least three feet from the right of way. The City of Grand Prairie requires 1 parking space per 400 sq. ft. The applicant is providing five parking spots, while including one handicap parking space for the property. The City of Grand Prairie requires 5% on site landscaping for the Commercial zoning area(s). The applicant is proposing to add 604 sq. ft. of landscaping with including 2 trees, 21 shrubs, 460 sq. ft. of grass area, and 164 sq. ft. of mulch area.

Mr. Collins stated staff recommends approval of the Specific Use Permit with the following conditions: That the back area of the lot is repaved with a surface approved by the City to replace

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the substandard asphalt behind the existing chain link fence; That no Certificate of Occupancy be issued without the new paving being in place; That no repair work is done on any vehicles anywhere on the property except for what is defined as “minor auto repair” in Article 30 of the Unified Development Ordinance, and that any such work defined therein is done only indoors; That no inoperable vehicles be brought to the site, be stored on the site for any length of time, or be sold from the site without being fully operable.

Commissioner Connor asked if the applicant would be required to repave the property and would the existing sign be repaired or removed.

Commissioner Spare stated there would not be any minor auto repair at this location, since the building does not have any entrances to conduct any repairs indoor.

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

Adel Elhindawi with Salem Auto, 2326 W. Main Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if Mr. Elhindawi understood staff’s recommendation and conditions, that the back area of the lot is repaved with a surface approved by the City to replace the substandard asphalt behind the existing chain link fence.

Mr. Elhindawi said they would like to repave over the existing pavement.

Mr. Motley stated he would not be able to do any minor auto repairs, nor have any inoperable vehicles on site all cars being sold must be operable.

Mr. Norwood said staff would review the certificate of occupancy/permits and would make sure the pavement meets city standards.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170903 as presented and recommended by staff, with a one year review to make sure all of the requirements have been address. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #19– SU170904/S170904 - Specific Use Permit/Site Plan - Champion Collision Repair Center (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation A Specific Use Permit for Major Auto Repair and Auto Body and Paint Shop and Site Plan for Champion Collision Repair, an approximately 18,400 square foot industrial facility. Lot 1, Three Sixty Place Addition, Addressed as 2975 Eagle Dr. and zoned LI, Light Industrial district. The agent is Jessica Kilgore, AME Engineering Inc. and the owner is Sam Amer.

Me. Lee stated the two acre plat was established in November 1996 as Lot 1, Thirty-Six Place Addition. The applicant proposes a single-story 16,000 square foot masonry (concrete tilt-panels) building, providing multiple overhead roll up doors for vehicular access to accommodate the Auto Body and Paint Shop business. Primary access is being provided via two commercial driveway form Eagle Drive. Parking is being provided on both the eastern and western portions of the property. General customer and business parking spaces (21), including 2 accessible spaces are located on the western portion of the site. Employee and auto storage spaces (75) are located on the eastern portion of the site. The site provides a 12' X 12' masonry dumpster enclosure conforming to the exterior materials of the building. A future 25' X 25' hand car wash station is designated on the exterior northern portion of the facility. The property provides 22,399 sq. ft. of landscaping, including nine street trees and approximately 80 shrubs. According to the Operational Plan and discussion with the applicant, the single tenant Auto Body and Paint Shop facility will be open Monday through Saturday from 8:00 AM to 6:00 PM. The businesses will have 10 professional/technical employees and 4 administrative staff providing services (paint & body repair) to the general public as well fleet service for City of Grand Prairie, City of Arlington, Grand Prairie ISD, City of Irving, City of Lewisville and other private fleet vehicles including FedEx and Enterprise Rentals. This site shall conform to the Auto-Related Business Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated paved surface. The building's exterior construction will consist of primarily masonry (concrete tilt-wall panels) with the exception of the front (western) elevation incorporating complimentary metal design. The metal exterior design exceeds the secondary exterior material requirement; therefore the applicant is requesting an exception to the required 85% masonry requirement for that portion of the building.

Mr. Lee stated staff recommends approval of the Specific Use Permit. Although staff typically would not offer support of a metal wall or sheathing material, the applicant in this case is proposing an architectural metal cladding on a tower element with a curtain wall storefront. Although metal is not allowed in the LI district outside an overlay, even as a material substitution, staff is supportive of its use as a secondary architectural feature.

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

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Sam Amer, 3015 Eagle Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170904/S170904 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Fisher

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20 - Z170901/CP170901 - Zoning Change/Concept Plan - Avilla Heritage (City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Zoning Change from SF-2, Single-Family Residential to PD, Planned Development and Concept Plan for the development of 134 single-story homes with a mixture of detached and attached units on a single 12.63 acre common lot. 12.63 acres located east-northeast of the intersection of Forum Drive and Waterwood Drive in the SH 161 Overlay District. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jazon Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.

Mr. Jones stated the proposed units are market-rate, lease-only 1, 2, and 3 bedroom homes. All 2 and 3 bedroom units are fully detached, while 1 bedroom units are attached duplex style. Of the approximately 140 units, 30% are 1 bedroom, 39% are 2 bedroom, and 31% are 3 bedroom. The development includes wood-fenced back yards for each unit with no shared yards, as well as common amenities such as a pool, spa, and walking trails. The development is designed as a transition from the existing single-family residences to the north to anticipate future mixed use multi-family and commercial development to the east along SH 161 and to the south and west along Sara Jane Pkwy. and S. Forum Dr. The applicant is proposing two building styles per unit type, for a total of six building styles. The homes as proposed appear to meet masonry requirements for single-family and single-family attached homes in the UDC, and will not exceed one story or 25 feet in height. The homes will sit on a common maintenance property with concrete walkways and courtyards situated between clusters of units for use as common space. A minimum of 6 foot separation is provided between detached units. The walkways leading from the individual units will connect to an internal network of pathways which ultimately lead to a central green space near the leasing office and pool. A trail is also shown to run north-south outside the common fence to the east of the development and ultimately connect to the northeast corner of the property and to S. Forum Dr. The fence along the east side of the development is proposed as wrought iron to allow for more visibility and security to those using the trail. A 120 foot wide buffer will separate homes

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on the east side of the development from the commercial-zoned properties along SH-161. A wood fence is proposed along the north side of the property adjacent to the existing Cimarron Estates subdivision, and a screen wall with a combination of 4 foot masonry topped with 2 foot wrought iron is proposed along S. Forum Dr. and Waterwood Dr.

Mr. Jones stated the parking is proposed at a rate of 1.25 spaces per unit for 1 bedroom and 2 spaces per unit for 2 and 3 bedroom units. Garage parking is detached and provided for 52 of the 269 total spaces. Carports are provided for 134 spaces with the remainder of the spaces uncovered. Parking will be situated along an access and circulation drive which loops through the property, rather than in the front or rear of individual units. The spaces will be assigned to units and the covered parking is designed to architecturally complement the units with pitched roofs and masonry siding and columns. As described in the “characteristics” section, the applicant is proposing all detached garages situated along the main drive. Unlike an apartment or multi-family complex, most of the units within Avilla are detached making communal driveways impractical, and unlike a conventional single-family subdivision, the homes face a pathway or a neighboring unit rather than a driveway or street. Staff is in support of the proposal for detached garages, as it minimizes the number of driveways within the development and allows for an efficient layout of homes on the site. Mr. Jones stated staff recommends approval as presented.

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

Jonathan Vinson with Nexmetro Communities, 2323 Ross Avenue, Suite 600, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Vinson stated they currently have the same development in Plano and McKinney these homes gives you the feeling of a single family residential development they are a high quality developments, well designed, and well maintained. This development would be a great buffer from the existing neighborhood and future retail development. The people who would afford to live in these homes would bring a higher retail development to the area.

Jason Flory, Development Manager with Nexmetro Communities, 6688 NCX, Suite 275, Dallas, TX stated they are excited to be here with this proposal these would be hybrid homes, unlike an apartment or multi-family complex, most of the units are detached making communal driveways impractical, and unlike a conventional single-family subdivision, the homes face a pathway or a neighboring unit rather than a driveway or street.

Commissioner Fisher asked what the term of the lease was for these homes.

Mr. Flory replied they are 12 month leases, but most of their tenants are long term residence.

Commissioner Connor asked what does making it their own mean when they are just leasing the property.

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Mr. Flory stated they would allow the tenant to extend their outdoor living space.

Commissioner Spare asked what would happen if they sold the property and the new owners did not maintain the premises.

Mr. Flory stated they have not sold any of their properties they would always be managed by Nexmetro.

Josh Hartmann, President and CEO of Nexmetro Communities, 6688 NCX, Suite 275, Dallas, TX said they have never sold any of their properties they build on a big investment. They chose this area because of the population, income, retail, and highways they do a lot of research before they purchased a property.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases Z170901/CP170901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #21– Z170203/CP170202 - Zoning Change/Concept Plan - Platinum Storage (City Council District 1). Senior Planner Colby Collins presented the case report and gave a Power Point presentation to create a Planned Development District for commercial and retail uses and adopt a concept plan for an indoor self-storage facility. The 3.14-acre property, located at 1701 and 1891 N. State Highway-360 (SH-360), zoned MF-1 and LI Districts, is within the SH-360 Corridor Overlay District. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is Shawn Valk, Platinum Storage, and the owner is Mark Caffey, Lodge Realty Partners, LLP.

Mr. Lee stated the applicant is requesting approval to rezone 3.14 acres from Multi-Family One District and Light Industrial District to a Planned Development Commercial District and adopt a corresponding Concept Plan allowing for the construction and operation of indoor self-storage facility. The applicant proposes to develop, operate and manage a three story indoor self-storage facility. The six acre property uniquely straddles the city limit boundaries of Grand Prairie & City of Arlington. With approximately 50% of the property in each municipality, the site is located just west of southbound State Highway 360 and is bounded by Burney Road to the north and Burney Oaks Lane to the immediate west and south. Currently the vacant properties are zoned for multifamily uses in both municipalities with the exception of the southern portion in

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Grand Prairie zoned Light Industrial District. At this time, the applicant/property owner has corresponding rezone cases in both cities to allow for self-storage and commercial uses. The Grand Prairie portion also lies within the State Highway 360 Overlay Corridor District, requiring additional exterior elevation design and landscaping standards. The amendment request includes a zoning exhibit, development standards, and conceptual site plan. If the City Council approves the request, the concept site plan for the development will have to be in substantial conformance with the PD ordinance and further the goals of the Comprehensive Plan. The UDC requires Specific Use Permit oversight for Mini-Storage uses within Commercial & Retail zoning districts. This request proposes to establish a condition to the PD allowing for such uses. Mr. Lee stated staff recommends approval of this request.

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

Maxwell Fisher with Masterplan Consultants, 900 Jackson Street, Ste 640, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He stated the Arlington Planning Commission gave them full support, but is still pending City Council approval.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases Z170203/CP170202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #22– TA170901 – Text Amendment. Chief City Planner David Jones presented the case report and gave a Power Point presentation to amend Article 8: Landscape and Screening, Exhibit 5 – Recommended Varieties (Large and Medium Trees) to include Washington Filifera, Trachycarpus Fortunei, Butia Capitata, and Sabal Mexicana; and Article 11: Performance Standards, Section 12 – Requirements for On-Premise Sale and Consumption of Alcoholic Beverages, 11.12.1, Standards, E. – Allow as incidental use in hotel, resort casino hotel and motel equipped with Walk-Up Service, On-Site Restaurant, and I. – “Allowed as an incidental use at the following City of Grand Prairie parks, recreation, entertainment and conference center facilities...” to add Former Fire Station 1, 321 E. Main Street, the Epic, 2960 Epic Place, and Epic Waters, 2970 Epic Place. The owner/applicant is the City of Grand Prairie Planning Department.

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Mr. Jones stated the proposed amendment to Section 11.12.1 is intended to allow hotels with restaurants or bistros with walk-up services the ability to sell alcohol in a manner similar to stand alone restaurants with walk-up service. Currently only those hotels with full-service restaurants with more than 2,500 gross square feet and 150 seats are allowed to sell alcohol. Hotels proposing to sell alcohol would need to meet the definition of walk-up service restaurant as found in Article 30 of the Unified Development Code. Other provisions of Article 11.12.1 would remain unchanged, including the requirement for conference facilities and the “no charge” service allowance. In Section 11.12.1.I, the proposed amendment would add the Former Fire Station 1, 321 E. Main Street, the Epic, 2960 Epic Place, and Epic Waters, 2970 Epic Place to the list of City facilities in which alcohol sales are allowed as an incidental use. The proposed amendment to Section 8, Exhibit 5 would add four species of palm trees to the City’s list of recommended tree species. These trees have been recommended by the City’s arborist as being appropriate for the North Texas climatic region. Currently, palm trees can be planted on residential and non-residential properties, but they do not count towards required landscaping or as credit for existing trees under Section 8.7.3.

Mr. Jones stated the Development Review Committee recommends approval of the noted amendments to the Unified Development Code.

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

There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases TA170901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

Commissioner Womack stated this was his last meeting, he has accepted a position with the City therefore he would need to resign from the Commission, he thanked everyone and Councilman Wooldridge for his time served on the Commission.

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of September 11, 2017. The meeting adjourned at 8:40 p.m.

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Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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