

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MARCH 6, 2017

PUBLIC HEARING AGENDA Item #10 - CP170301 - Concept Plan - SEC of Hwy 161 and Arkansas Ln. (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Concept Plan for three retail/restaurant buildings, two restaurants, and one hotel on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of S. Highway 161 and Arkansas Lane, zoned Planned Development 273-A (PD-273A) District, and within the SH 161 Corridor Overlay District. The agent is Byron Wadley, Vasquex Engineering, LLC and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

Ms. Ware stated the applicant intends to develop restaurants, retail, and a hotel on the 10-acre site. The proposal includes three retail/restaurant buildings, two quick service restaurants, and a four-story hotel with 120 rooms. The Concept Plan serves as a mechanism to review land use, circulation, drainage, and infrastructure requirements so that site design issues are resolved early on in the development process. The UDC requires a Specific Use Permit for restaurants with a drive-through located in an overlay district or within 300 feet of single family zoning districts. A restaurant with a drive-through located on Lot 1, Lot 4, or Lot 6 will require a Specific Use Permit because it is within the SH 161 Overlay District. A restaurant with a drive-through located on Lot 3 will require a Specific Use Permit because it is within 300 feet of a single family zoning district and because it is in the SH 161 Overlay District. The UDC requires a Specific Use Permit for hotels located in an overlay district or within 300 feet of single family zoning districts. A hotel located on Lot 5 will require a Specific Use Permit because it is in the SH 161 Overlay District and within 300 feet of a single family zoning district.

Ms. Ware stated the UDC requires a Site Plan for construction in a planned development or an overlay district. Since the proposed development is within PD-273A and the SH 161 Overlay District, a Site Plan will be required for each lot. PD-273A requires that developers of multi-tenant buildings submit a signage plan for review to encourage unified design treatments and consolidation of multi-tenant signs. The site is accessible by a drive on Highway 161 and two drives on Arkansas Lane. A mutual access easement will provide access to each lot and facilitate circulation. Restriping of the drive on the north side of Arkansas Lane is required. A traffic signal at this location may be required. Development within the SH 161 Overlay District is required to meet the standards contained in Appendix F of the UDC. These standards include building articulation, materials, architectural features, and other design elements. A central design theme will be developed prior to the submittal of Site Plans to create a cohesive design for the development.

Ms. Ware stated the 100-foot power line easement with overhead transmission lines is located along the east property line. Structures and tall landscaping are prohibited from being placed within the easement. The proposed development is adjacent to single family uses. The UDC requires a masonry wall along the property line. An existing stone wall on the property line is maintained by the HOA. Staff has suggested that the applicant coordinate with the HOA to share in the cost of maintaining the portion of the wall adjacent to the subject property. The UDC requires a 15-foot landscape buffer along the wall planted with trees every 15-feet. Tall landscaping is prohibited from being planted within the 100-foot power line easement; the

proposal is unable to meet the landscape buffer requirements. Staff has suggested that the applicant meet with the HOA to discuss an alternative that meets the intent of the ordinance. The sale of alcoholic beverages is prohibited within 300 feet of a school with a student enrollment greater than 100 students. This distance is measured in a direct line from the property line of the school to the property line of the place of business, and in a direct line across intersections. Dubiski Career High School is located south of the subject property; student enrollment at Dubiski exceeds 100.

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

- The applicant obtains written approval from Oncor.
- The applicant meets with Brookfield North HOA to discuss wall maintenance and an alternative to the required trees in the landscape buffer.

Commissioner Spare asked if a hotel would be permitted by right in this zoning district.

Ms. Ware stated the property is within an overlay district and a planned development therefore they would need to come back before the Planning Commission and City Council for approval of a specific use permit and site plan approval.

Commissioner Moser stated this development would be near the Dubiski Career High School, what if the proposed uses such as the hotel and restaurants wanted to sell alcohol would they be permitted to do so. Mr. Moser asked who the property owner was.

Ms. Ware stated if these uses are located within a 300 foot radius of the school they would need to obtain a variance approved by the City Council.

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

Architect Don Sopranzi, 10260 North Central, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley stated he would like for the owner/applicant to this case to understand the importance of this corridor, we want nothing more, but to see an award winning design for this area.

Mr. Sopranzi stated he understands the importance of this corridor with Walmart, Ikea, and surrounding growth that is being developed at this time.

Commissioner Smith stated her concern is the adjacent neighborhood, have they had any conversations with the neighborhood or HOA.

Mr. Sopranzi stated they have a scheduled meeting this Friday with the HOA, and would be willing to meet with the neighborhood as well.

Commissioner Spare asked what their suggestion would be to the homeowners regarding the wall adjacent to their homes.

Mr. Sopranzi stated they would be providing additional landscaping and trees.

Chairperson Motley stated he would like for them to invite Oncor to their meeting to discuss the power line easement.

Civil Engineer Byron Waddey with Vasquez Engineering, 1919 S. Shiloh, Garland, TX said they met with Oncor, but would like to meet with the school and HOA.

Chairperson Motley said twenty years from today when he is traveling north on Hwy 161 he would like to look to the right and see a quality development.

Chad Debose, 7527 N. Central Expressway, Dallas, TX was present in support of this request.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case CP170301 as presented and recommended by staff, The action and vote being recorded as follows:

Motion: Moser

Second: Conner

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**