



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

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, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, 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 Motley gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190401 - Preliminary Plat - Royalton at Grand Prairie, P190402 - Preliminary Plat - Smith I-20 Addition, P190403 - Preliminary Plat - Grand Lakes Business Park V, and P190404 - Final Plat - Park Heights Addition, Lot 8R, Block C.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 4, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190305 - Final Plat - Crescent Heights Addition, Lots 1-90, Block A (City Council District 2). Final Plat for eighty-nine (89) single family detached residential lots and one (1) open space lot on 13.107 acres. 13.107 acres out of the Edward B. Wooton Survey, Abstract 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-14B (PD-14B) district, generally located southeast corner of Freetown Rd and S.W. 3rd St.; specifically addressed at 203 Freetown Rd. The applicant is Tim Martin, Cole Design Group and the owner is Yigal Lelah, Casa Bella Homes.

Item#4- S190301 - Site Plan - Grand Central Crossing Amendment, 1215 Arkansas Lane. Case has been withdrawn.

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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 P190401, P190402, P190403 and P190404, approve the minutes of February 4, 2019, and approve public hearing consent agenda items P190305 and withdraw case S190301.

Motion: Lopez

Second: Coleman

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

Chief City Planner David Jones presented the following cases:

PUBLIC HEARING AGENDA Item #5- CPA190201 – Comprehensive Plan Amendment – from Commercial to Mixed Use (City Council District 1). Mr. Jones presented the case report and gave a Power Point presentation for an Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie.

PUBLIC HEARING AGENDA Item #6- Z190202 - Zoning Change - Woodhaven Mixed Use Development (City Council District 1). Mr. Jones also presented the case report and gave a Power Point presentation, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan.

Mr. Jones stated the applicant requests to construct a development consisting of a single phase of high density multi-family development and a single phase of commercial development to create a horizontal mixed-use development. The request is for a change from Commercial/Retail/Office designation to Mixed-Use. The 2018 update to the Comprehensive Plan defines these categories as follows: “Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotel, automotive services, and big box retailers.” “Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways.” “Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower

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intensity transitional use to adjacent residential areas.” Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas.”

Mr. Jones stated staff believes that the requested amendment reflects the development potential of the parcel. Although the property sits at a high-traffic intersection, visibility and access are likely too limited to maintain a traditional retail development. The parcels to the north along the 161 frontage road leading up to Desco are flatter, with better visibility and access, and could more realistically serve as the commercial/retail/office component of the larger area bordered by 161, Dickey Rd., S. Carrier Pkwy., and Desco Ln. This area already has already partially developed as garden office west of S. Carrier Pkwy., multi-family between Dickey Rd and Desco Ln and patio homes north of Desco Ln. Staff believes that high-density residential development, as a component of a mixed-use development, would benefit and enhance the overall area. Staff further finds that a mixed-use proposal at this location conforms to Objective 2 of the 2010 Comprehensive Plan by reducing sprawl and providing integrated community uses in one development on an infill lot. The proposal also conforms to Objective 3 by locating higher density residential uses along two arterial roadways, SH-161 and Dickey Rd. By adding to housing choices available in the area and bring more residents to the fringes of Downtown and the Central Business District, thereby enhancing the demographics of central Grand Prairie. DRC recommends approval of the requested amendment to the Future Land Use Map.

Mr. Jones stated the applicant will follow Appendix W standards with regard to the multi-family development with one exception. Proposed residential amenities are proposed to include upgraded cabinetry, granite countertops, stainless steel appliances, dog runs, cabana-style pool, outdoor kitchen, and community garden. As required in Appendix W, a full list of amenities will be required at Site Plan phase. Two full access points are proposed onto Dickey Rd. An additional right only access is proposed along SH-161 along with deceleration lane. The easternmost drive from Dickey will provide a direct connection to the multi-family leasing office and to the SH-161 frontage road. The western access point will provide gated access to the parking garage and mini-storage. The proposal is located near Jennifer McFalls park, which will be accessible via future trails along Cottonwood Creek and S. Carrier Pkwy., and would also facilitate pedestrian access to future commercial uses along SH-161 south of Desco Ln. The parking layout as shown with parking in front of the clubhouse and leasing office near the 161 frontage road could also facilitate ride sharing. Due to the scale of the development and existing peak congestion at the Dickey/161 interchange, the applicant has prepared a Traffic Impact Analysis which outlines several recommendations for

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service improvements at the interchange. The Transportation Department has reviewed the TIA and believes that the recommendations, while technically feasible, are not advisable at this time. Staff has incorporated these concerns into the overall recommendation below.

1. The applicant is proposing a maximum residential density of 65 units per acre. The current maximum allowed in the city is 35 units per acre in Central Area zoning.
2. The applicant is proposing a floor area ratio in excess of the .35:1 allowed on for commercial development in PD-12. The FAR of the proposed mini-storage is 1.02:1.

Mr. Jones said the Planning and Zoning Commission voted on consent to table this application at its February 4, 2019 meeting. From a land use perspective, the proposal makes efficient use of the site and fulfills many of the objectives of the Comprehensive Plan by providing infill housing and additional residents near downtown the central city. The proposal will have minimal impact on existing development, including single family neighborhoods, and will significantly enhance the built environment of the area. Transportation staff has concerns that the existing interchange Level of Service will be made worse with no mitigation to compensate, as the recommendations of the TIA are not feasible at this time. Beyond this concern, the Development Review Committee has no further significant concerns and recommends approval with the following conditions:

1. That the developer continue to explore other avenues for traffic mitigation and incorporate these into the design at the Site Plan phase.
2. Attached renderings are intended solely for conceptual purposes and do not confer any variances. If the zoning change is approved, commercial development shall be subject to Appendix F design standards for the 161 Corridor Overlay and residential development shall be subject to Appendix W design standards for all future Site Plan proposals.

Commissioner Motley asked staff's reasoning for recommending approval of the density ratio of 65 units per acre, and asked if there are other developments of this sort. Mr. Jones replied no, but the proposed site has several challenges therefore the property would not work for commercial development.

Commissioner Motley asked if the mini-storage units would have their own parking. Mr. Jones replied yes. Mr. Motley stated he lives in this area of Hwy 161 and the traffic during peak hours are bumper to bumper between 6:30 a.m. and 9:00 a.m., how many cars are too many going northbound on Hwy 161 service road, this is a dangerous intersection and by this development we would be adding more vehicles to this road staff has indicated they do not know how many vehicles are too many. Mr. Jones replied he is correct staff cannot say how many vehicles are too many, but the applicant did conduct a Traffic Impact Analysis Study.

Commissioner Moser asked if the development plan meets the parking requirements. Mr. Jones stated the parking requirements are exceeding what is required for this development the

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development would be a gated and there would be no guess parking in the parking garages, but would designate 16 surface guess parking spaces, plus have an additional 41 surface parking spaces for the mini-storage building.

Commissioner Moser asked what the height of the storage units are and has the applicant received FAA compliance. Mr. Jones stated the storage units would be 40 feet in height.

Chairperson Spare asked what other Uses are allowed in the current zoning, he does not agree high density residential is the best and highest use for this site he also travels on Hwy 161 to work and traffic is a major concern. Mr. Jones noted other uses allowed under the current zoning are doctor offices and the type of uses you see along Carrier Parkway.

Commissioner Smith asked if there was a market study conducted stating high density residential would be a good use for this location.

Commissioner Motley stated we are only asking for a Comp Plan amendment for this site what about the other corners zoned commercial. Mr. Jones stated at this time we only have a developer looking at developing this site, but we would look at each case on a case by cases bases.

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

Rob Dye with Woodhaven Development, 12440 Wood Manor Circle, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Dye gave a presentation of the proposed development. He stated this site is viable being 22 minutes from Dallas and Fort Worth people are looking to relocate and live in a more affordable development. They have meet with staff and councilmembers that feel this would be good for the city being close to downtown and Arlington's entertainment district this would bring more people to the area. He stated the land does have it challenges, but at \$1.70 a square foot this would be a great place to live.

Commissioner Fisher stated with so many traffic concerns and being in the center of the city, he struggles with the mini-storage use at this location.

Chairperson Spare stated Grand Prairie is located in a prime location we have to look at what is the best use for this location his concern is the bad traffic that already exist and bringing more bad traffic to Carrier Parkway do we really want to make this worse.

Commissioner Carranza asked if there is a lower density he could work with. Mr. Dye replied no, because of the lands constraints it would not be financially workable.

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Commissioner Carranza asked if the Police Department has any concerns. Mr. Jones stated the Police Department is part of the Development Review Committee and did not express any concerns with this development.

Commissioner Moser stated the lowest elevation of this development would be green space, what is the highest point and would the storage unit be the same height. Mr. Dye stated the complex would be about 25 ft and the storage unit elevation would be even lower.

Commissioner Motley asked the value of the development. Mr. Dye replied 50 million. Mr. Motley said the traffic impact is unsure, the density is almost twice of what is allowed, and for him there are too many uncertain with this development.

Steve Stoner with Pacheco Koch, 7557 Rambler Road, Suite 1400, Dallas stated they conducted the Traffic Impact Analysis study, the study was in 60 minutes increments in the morning and evening during peak hours and their findings were very minimal for this area, the increases are not enough to change the Levels of service.

Commissioner Motley asked how many additional cars would have to come up Hwy 161 to convert from a Level D to a Level E.

Commissioner Carranza asked what is the low end and high end of the 70 cars during peak hours. Mr. Stone stated he is not sure of the numbers.

Rob Dye stated TxDOT would be adding additional lanes to Hwy 161 before this development is completed.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case CPA190201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

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There being no further discussion on case Z190202 commissioner Moser moved to close the public hearing and approve case as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Fisher, Moser, Smith

Nays: Carranza, Coleman, Connor, Lopez, Motley, Spare

**Approved: 3-5**

Motion: **Failed.**

Commissioner Motley moved to deny case Z190202. The action and vote being recorded as follows:

Motion: Motley

Second: Coleman

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

Nays: Fisher, Lopez, Moser

**Approved for Denial: 6-3**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7- S141001C - Site Plan Amendment - International Leadership of Texas Amendment, 2851 Ragland Road (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a 27.822-acre school campus on one lot. 27.822 acre school campus lot out of the Walter Ferrell Survey, Abstract 537, City of Grand Prairie, Tarrant County, Texas, being Block 1, Lot 1, IL Texas GP Addition, zoned Planned Development-319 (PD-319 and Agricultural (A) District, and located in the SH 360 Overlay Corridor (SH-360) District generally located east of SH 360 and north of Ragland Rd, specifically addressed at 2851 Ragland Rd. The agent is Douglas Cooper, MMA, the applicant is Brian Huffaker, GC Grand Prairie Charter LLC, and the owner is Jerry McCreight.

Mr. Lee stated Phase I of charter school campus consisting of approximately 90,000 sq. ft. on 27.8 acres to accommodate approximately 800 students. Phase II plans to accommodate an additional 800 students, dormitories, additional parking and parking approximately 32,000 sq. for classrooms and educational-related space. Primary access to the school campus is currently via Ragland Road with future access being from a commercial drive approach along northbound SH 360 Frontage Road. This entrance will serve the additional 450 parking spaces to be constructed along the southwestern portion of the school campus. The 27.8-acre campus site has split zoning Agricultural and Planned Development-319 districts and is located within the State Highway 360 Overlay Corridor District. Charter School uses are allowed by right; however certain designed standards are required within the Corridor. During site plan review and subsequent concept plan amendments,

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stipulations were adopted requiring that exterior elevation conditions be delayed until school year 2019.

Mr. Lee stated the applicant is requesting to extend deferment of the exterior façade elements and feature for two additional years. The elements include masonry columns, awnings and other architectural features along the southern and eastern facades. The purpose for the delay is that the school continues to expand on those building in the near future associated with their Phase II expansion. DRC does not object to the applicant's request to extend the requirement to comply with the exterior construction requirement along the southern and eastern elevations due to the proximity and visibility of the facades from public view, approximately 450' from S.H. 360 & 960' from Ragland Rd., and the anticipated extension and future construction of those associated buildings.

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

Brian Huffaker with GC Grand Prairie Charter LLC, 855 W. Broad Street, #300, Boise, ID was present in support of this request and to answer questions from the commission.

Commissioner Moser asked what happen with the dormitories and Chinese students that were supposed to be house in the dormitories. Mr. Huffaker stated their school in Garland did not fill up as they expected therefore they were put a hold at this location.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case S141001C as presented and recommended by staff granting the applicant's request to defer the construction of certain exterior elements of the southern and eastern facade for two years. The action and vote being recorded as follows:

Motion: Coleman

Second: Carranza

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8- S190303 – Site Plan - Enviromatic Systems Office/Warehouse, 2325 W. Warrior Trail (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation creating a site plan for an office/warehouse. Lot 2R1-B, Block 1, City of Grand Prairie, Tarrant County, Texas, zoned PD-58 and located at the address 2335 W. Warrior Trail. The agent is Louis Speyer and the owner is Sid Ellis, ERM Partnership.



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Mr. Helm stated the 9,174 square foot office & warehouse is an expansion of Enviromatic's operation and will be located on the adjacent property. The building being proposed on this lot is nearly identical to the existing one directly to the west of it. Enviromatic manages and installs mechanical systems in addition to HVAC. The subject property is zoned PD-58 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in PD-58 and Article 8 of the UDC. The proposal meets the landscape and screening requirements. The exterior finish materials will be brick on 100 % of the façades. The elevations meet the 100% masonry requirements set forth in Article 6 of the Unified Development Code. The Development Review Committee recommends approval as submitted.

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

Louis Speyer with Enviromatic Systems, 725 W Henderson Street, Cleburne, TX stepped forward representing the case.

James Spurlock, 3003 Bosswood Court, Grand Prairie, TX stated he lives right behind this development and wants to make sure the applicant would be constructing a masonry wall between their properties. His concern is people using the vacant lot as a pass through onto their properties.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S190303 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- TA190301 – Text Amendment – Article 15 Updates, “Floodplain Management”. Stephanie Griffin presented the case report and gave a Power Point presentation for an update to Article 15 Updates, “Floodplain Management”, of the Unified Development Code for the purpose of updating the FEMA map and flood study references and clarifying enforcement and penalties for noncompliance.

Ms. Griffin stated the flood study references and clarifying enforcement and penalties for noncompliance. At its February 18, 2019 meeting, the Council Development Committee voted unanimously to recommend approval of the proposed changes.

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Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA190301. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- TA181002 - Text Amendment - Appendix F, Corridor Overlay District. Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for an amendment to the Unified Development Code Appendix F, Corridor Overlay District Standards and related articles to update standards for commercial development within designated Corridor Overlay zones.

Ms. Ware stated over the past several years, Grand Prairie has seen an increase in the number of projects within the Corridor Overlay Districts. Many of these projects have required variances to Appendix F: Corridor Overlay District Standards. The frequency and number of requests for variances demonstrate that Appendix F is not functioning as intended. The purpose of the text amendment is to allow more flexibility while maintaining high development standards. The revised Appendix F takes a different approach to development than the existing Appendix F. The revised document focuses on results instead of regulation, prioritizes high quality places instead of a particular style of building, and allows flexibility and creativity instead of requiring adherence to rigid standards. The revised Appendix F is organized around four elements: Usable Open Space and Pedestrian Linkages, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. It includes a combination of guidelines and standards, some of which are presented as a menu of options. The guidelines illustrate the character and quality of desired development and act as performance criteria. This approach gives developers the flexibility to decide how best to create high quality places. The intent is to encourage creativity, innovation, and context-sensitive design.

Chairperson Spare noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case TA181002 with the recommendation to add language that limits the clustering of restaurants with a drive-through. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

Commissioners Comments: None

Commission Moser moved to adjourn the meeting of March 4, 2019. The meeting adjourned at 8:50 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Cheryl Smith, Secretary

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