



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 2018**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:37 p.m. Chairperson Motley gave the invocation, Commissioner Carranza led the pledge of allegiance to the US Flag, and Commissioner Coleman led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180701 – Final Plat – Block, 1, Lot 1, Davis Green Addition, RP180701-Replat – 2305 Graham Street, and RP180702 – Replat – Block A, Lot 1 & 2, Pepper Flats.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 7 and May 22, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3-P170806 - Final Plat - West Polo Road Retail (City Council District 6). Consider a request to approve a Final Plat of Lot 1, Block 1 of West Polo Road Retail to construct commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl.

Item #4-P180503 - Preliminary Plat - Prairie Ridge, Phase 2 (City Council District 6). Preliminary Plat for 171 single-family residential lots on 68 acres out of the JOS Stewart Survey, Abstract No. E961, in the City of Grand Prairie ETJ, Ellis County, Texas, Approximately 1 mile southwest of US Hwy 287, south of Lakeview Drive, southeast of Cypress Road. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

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Item #5-P180601 - Final Plat - Wildlife Commerce Park, Block 1 (City Council District 1). Consider a request to approve a final plat to establish two (2) industrial lots (Block 1, Lots 4R-1 & 4R-2) establish fire lanes and necessary easements to accommodate the development of the property. The 14.22-acre property is generally located northwest of Commerce Park Drive and N. Belt Line Road. Situated in the Benjamin Reed Survey, Abstract No. 1225, the property is zoned Planned Development-217C (PD-217C) district and is within Belt Line Corridor Overlay District. The agent is Cody Hodge, Halff Associates.

Item #6-P180602 - Final Plat - Wildlife Commerce Park, Blocks 4 & 5 (City Council District 1). Consider a request to approve a final plat to establish three (3) industrial lots (Block 4, Lot 1 & Block 5, Lots 1 & 2) dedicate floodway areas & drainage easements, establish fire lanes and necessary easements to accommodate the development of the property. The 206.70-acre property is generally located southwest of Commerce Park Drive and N. Belt Line Road. Situated in the Benjamin Reed Survey, Abstract No. 1225, the property is zoned Planned Development-217C (PD-217C) district and is within Belt Line Corridor Overlay District. The agent is Cody Hodge, Halff Associates.

Item #7-P180603 - Preliminary Plat - Burney 360 Addition (City Council District 1). Consider a request to approve a preliminary plat to establish one commercial lot to accommodate the development of the property for a multi-story self-storage facility. The 5.7-acre property bi-sects the City of Grand Prairie and City of Arlington's city-limit boundaries. Situated in L. Barnes Survey, Abstract 113 & M.K. Selvidge Survey, Abstract 1423; the property is generally located southwest of Burney Road and southbound SH 360 Service Road. The property is zoned Planned Development-368 (PD-368) and lies within the SH 360 Corridor Overlay District. The applicant is Annalyse Valk and the owner is Mark Caffey, Lodge Realty Partners, LLP.

Item #8-P180604 - Final Plat - Mansions at Lake Ridge (City Council District 6). Final Plat for Mansions at Lake Ridge, creating two lots on 17.811 acres for multi-family residential and commercial uses. B B B & C RR Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-297C within the Lake Ridge Corridor Overlay, generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Roger Gunderman, Macina, Bose, Copeland and Associates, Inc. and the owner is Matthew Hiles, WRIA and Ben Luedtke, HPC Lake Ridge, Commercial, LTD.

Item #9-RP180602 - Replat - The Cornelius Addition Revised, Block 1, Lots 2R1-A, 2R1-B, and 2R1-C (City Council District 2). A request to approve a Final Plat for The Cornelius Addition, Lots 2R1-A, 2R1-B, and 2R1-C, Block 1, creating 3 commercial lots. The 2.97-acre property is zoned PD-58, Planned Development-58 District and is located in the GSW Industrial District. The property is generally located on the south side of W. Warrior Trail at the address 2325 W. Warrior Trail. The owner is R. Cornelius Land LLC and the Surveyor is Keeton Surveying Company.

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Item #10-SU030102C/S180603 - Specific Use Permit Renewal/Site Plan Amendment - Lightning Motorsports Amendment (City Council District 2). A Specific Use Permit Renewal and Site Plan amendment for the addition of a new 3240-sf building. Lot 4-R, Block A, Enterprise Commercial Park, City of Grand Prairie, Dallas County, Texas. This property is zoned C, Commercial District, and is addressed as 1100 W. Pioneer Parkway. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno.

Item #11-SU180601/S180601 - Specific Use Permit/Site Plan - The Learning Academy (City Council District 5). Consideration of a request for a Specific Use Permit for a Child Day Care Center use on 2.54 acres. The proposed Child Day Care Center is located on a 2.54 acre tract consisting of a former bank site generally located east of northbound SH 161 Service Road and approximately 318 feet south of W. Tarrant Road (1326 State Hwy 161). The unplatted property is zoned Planned Development-92 (PD-92) District and lies within the SH 161 Overlay (SH-161) Overlay Corridor District. The agent is Ronnye Hoskins, the applicant is Danyell Smith, and the owner is Jacob Kohanim, JB Investment, LLC.

Item #12-SU180604/S180605 - Specific Use Permit/Site Plan - Bank of America ATM Kiosk (City Council District 2). Specific Use Permit and Site Plan for a drive-through ATM kiosk. Lot 4B, Block 1, Carrier Crossing, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Overlay District, and addressed as 817 W Pioneer Pkwy. The applicant is Phil Quinn, Evans & Son and the owner is Michael Berkowitz, 3228 Collinsworth St.

Item #13-SU180608/S180602 - Specific Use Permit/Site Plan - Automatic Car Wash, 2803 N. Green Oaks Blvd (City Council District 1). A Specific Use Permit and Site Plan for Automatic Car Wash on approximately 1.733 acres. A portion of Lot 3A6, Block A, JJ Goodwin Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the State Highway 360 (SH 360) Corridor Overlay District, and addressed 2803 Green Oaks Blvd. The agent is Vincent Jarrard, EDG Architects and the owner is Mojoy Haddad, Oak Hollow.

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 P180701, RP180701, and RP180702, approve the minutes of May 7, 2018 and May 22, 2018, approve public hearing consent agenda items P170806, P180503, P180601, P180602, P180603, P180604, RP180602, SU030102C/S180603, SU180601/S180601, SU180604/S180605, and SU180608/S180602.

Motion: Spare

Second: Coleman

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

Nays: None

Approved: 8-0

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Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #14- USP180601 - Unified Signage Plan - 161 Retail Corners (City Council District 2). Senior Planner Savannah Ware presented the case for a Unified Signage Plan for a 60-foot multi-tenant sign. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Overlay District, and addressed as 3450 S Highway 161. The agent is Carlos Granados, ZNG Enterprise and the owner is Andrew Carter.

Ms. Ware stated the applicant intends to construct a 60-foot multi-tenant sign on Lot 1, Block A of 161 Toll Road Retail Corners. Unified Signage Plans are used to review variances to the sign ordinance. As a part of this Unified Signage Plan, the applicant is requesting the following exceptions: 1) An exception to allow EFIS instead of authentic brick masonry texture to frame the signage area; and 2) An exception to allow a 1 ft. depth of cap instead of 4 ft. The Development Review Committee recommends approval with the following conditions:

1. The maximum height of the sign shall not exceed 50 ft. This height is consistent with approved multi-tenant signs in the 161 Corridor.
2. The depth of cap shall be increased to 4 ft.

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

Carlos Granados with ZNG Enterprise, 3403 Meadow Creek Lane, Sachse, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley read a letter in opposition from Claude Boisvert, Assistant Manager, representing IKEA Properties, Inc., 420 Alan Wood Road, Conshohocken, PA.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and tabled case USP180601, in order to give the applicant time to meet with IKEA Properties to discuss their concerns. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried**

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

PUBLIC HEARING AGENDA Item #15– Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for a Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates this area as Low-Density Residential. While the proposed use is inconsistent with the Future Land Use map, the current zoning has been in place since 1980 and allows for high-density residential development up to 20 dwelling units per acre. Staff believes that including a retail commercial component along W. Camp Wisdom Road where it would be contiguous with existing retail commercial is a benefit to the overall area. Staff further believes a mixed-use proposal at this location conforms to Objective 2 of the Comprehensive Plan by reducing sprawl and providing integrated community uses including housing, offices, retail, trails and parklike spaces in one development on an infill lot. The proposal also conforms to Objective 3 by locating higher density residential uses along two arterial roadways, W. Camp Wisdom Rd. and Kingswood Blvd. The Concept Plan depicts seven apartment buildings and two mixed-use buildings with retail commercial and living units. Key features of the Concept Plan include the following: Two 4-story mixed-use buildings front the north side of W. Camp Wisdom Rd. These buildings consist of approximately 34,000 square feet of retail commercial space, along with approximately 165 apartment units. Between the two mixed-use buildings is a bridge which is shown as enclosed commercial space going over the main entrance to the residential portion of the development. Directly behind the mixed use buildings, seven 3 and 4-story apartment buildings are proposed consisting of approximately 349 apartment units. A flood plain and stormwater management area is shown running between the buildings on the east side of the property and the north side of the property. One vehicular bridge and one pedestrian bridge are shown crossing the creek. The final design of the bridges will be determined by a flood study at the Site Plan phase. A total of 72 integrated garage spaces are shown on the Concept Plan with the balance of the 771 spaces shown as surface parking. Of the 699 spaces not shown as garages, 155 will be covered spaces. There are a total of 514 dwelling units proposed, giving the development a residential density of 19.19 dwelling units per acre.

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Mr. Jones noted one full access point is proposed onto W. Camp Wisdom Road, which will also provide access to the properties which currently front Martin Barnes Road. An additional right only access is proposed to the east. Both access points from Camp Wisdom will link to the commercial area and also to the residential portion of the development. The existing westbound left turn lane in front of the property will be eliminated. The eastbound left turn lane will remain for the full entrance. Any separate lots platted within the zoning area must comply with an approved preliminary plat and be accessible through a public right of way or mutual access easement. An additional ingress/egress point is provided at the northeastern edge of the property onto Kingswood Blvd. A hooded left turn lane is proposed to provide access from Kingswood. Egress from the site would be right turn only. The access drive to Kingswood traverses property owned by the Lake Parks North HOA and an overhead electrical transmission corridor. The applicant is proposing a maximum of 60 feet on four-story multi-family buildings. The maximum allowed height in the MF-3 is 50 feet within 100 feet of single-family residential. Buildings with units directly facing single-family will be restricted to 3 stories and 55 feet in maximum height. This height has been reduced from 70 feet previously shown. The applicant is requesting to construct multi-family buildings with a 60 foot side setback. The requirement as previously shown was 80 feet based on the proposed maximum height of the buildings. The new requirement is 65 feet based on the revised building height. The applicant is requesting to provide 8% of required Multi-Family parking as integrated garage space rather than the required 30%. The applicant is requesting to construct four story buildings up to 60 feet in height within the proposed Neighborhood Services, Office, General Retail- One district. The maximum height in these districts is 25 feet, this height has been reduced from 90 feet previously shown.

Mr. Jones stated staff has concerns with the first two exceptions due primarily to the direct line of sight between second and third floor balconies and the backyards of the adjacent homes. Staff recommends further design studies showing the line of sight from buildings abutting single-family residential or otherwise designing the balconies in some way so that there is not a direct line of sight. If the design of buildings adjacent to single-family residential is clarified to address potential impact on existing single-family homes, Staff is supportive of the first two exceptions. The applicant has submitted a line of sight study showing the viewing angle from the third story units to the adjacent single-family residential homes, and also proposes to install vegetative screening between the multi-family buildings and single-family houses. Staff has concerns with exception three due to the significant shortage of garage spaces compared to the number that are required. However, staff acknowledges that there is a hardship presented by the site in that the irregular shape of the property combined with the preservation of the existing flood management area restricts access to every side of some buildings and therefore restricts the ability of the developer to utilize portions of the buildings as integrated garage parking. Staff recommends that the applicant explore other options to provide more garage parking for the multi-family units, including detached garages if they are compatible with the design of the primary buildings. Staff is supportive of exception four given the efficient use of land, the site restrictions as noted above, and the distinct design employed by the commercial buildings on the project, which staff believes will make a positive impact on the area and in south Grand Prairie as a whole.

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Mr. Jones stated this item appeared originally on the January 8, 2018 Planning Commission agenda but was tabled to allow the applicant an opportunity to further meet with the HOA to the north of the subject property. Through a series of meetings over the subsequent four months involving both the HOA and staff, the applicant has presented a design for the Kingswood access drive with associated noise barriers and traffic management features. The final design of the screening will occur at the Site Plan phase, but the requirement to provide the screening will be made a part of the ordinance in the event the zoning is approved. The HOA has given preliminary written approval for the applicant to construct an access drive across HOA property. This access does not become formalized until an easement is dedicated on the Final Plat and filed in the county records and permission from the overhead utility is obtained. The applicant must obtain further approval from ONCOR to traverse the overhead utility easement based on the final design of the screening wall. Following the second tabling of the proposal at the May 7th meeting, the applicant met with members of the Lake Parks West HOA.

Mr. Jones stated as of the date of this report, thirty-four neighboring property owners have reached out to the City regarding this request. All were in opposition. As of the date of this report, owners of approximately 13.1 percent of the property within 200 feet of the zoning boundary have registered written opposition to the request. The Development Review Committee recommends approval of the Zoning and Concept Plan with the following conditions:

1. At Site Plan phase, the final design of buildings 7, 8, and 9 should eliminate direct line of sight into adjacent single-family back yards;
2. The applicant must obtain all approvals, authorizations and easements necessary to construct the north drive across the HOA property, the overhead powerline easement, the floodplain management easement, and City right of way;
3. The applicant must work with City Staff and the Lake Parks North HOA to establish viable traffic calming measures along Kingswood Blvd.

Commissioner Smith asked if Mr. Peck reached out to the other homeowners associations in the area and asked how many HOAs are in the area. Mr. Jones replied there are three HOAs within a four mile radius Mr. Peck has reached out to two of them, the Lakes Park North HOA and the Lake Parks West HOA.

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

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

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX, property owner stepped forward in support of this request. Mr. Peck stated he reached out to all of the abutting homeowners some which were missed informed and were not aware the property was

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already zoned for multi-family. He stated the agreement between him and the Lake Parks North HOA has been finalized. The proposed maximum height of the buildings have been reduced to 65 feet from 80 feet in order to reduce the direct line of sight between second and third floor balconies and the backyards of the adjacent homes. The balconies have also been revised to face north and south.

Commissioner Spare stated he is not pleased with the site plan submitted showing the direct line of sight between second and third floor balconies and the backyards of the adjacent homes.

Terri Bordeaux, 2880 Conrad Lane, Grand Prairie, TX stepped forward in support of this request. She said she is only speaking for herself she met with Mr. Peck and understands the property is already zoned for multi-family, she would rather see a nice development like the one being proposed with some retail spaces than just another apartment complex. With the reduction of the 3 bedroom units, this complex would be catered towards more young singles and empty nesters, therefore the schools would not be directly affected by this development.

Al Santiago representing the Lakes Park HOA, 4804 Tarragon Lane, Grand Prairie, TX stepped forward in support of this request; he has met with Mr. Peck on numerous occasions and has come to an agreement that has been finalized and gives them assurance that nice apartment complex would be build; he believes Mr. Peck is being very reasonable.

Israel Foster, 5016 White Oak Drive, Grand Prairie, TX stepped forward in opposition to this request. He understands the property is already zoned for multi-family, but his home backs up to this development.

Chairperson Motely asked if there was a wall constructed between his home and the development would he be in favor of this request. Mr. Foster replied yes, all he wants is some privacy.

Cheryl Baker, 2704 Potters Court, Grand Prairie, TX stepped forward in opposition to this request. She lives across Camp Wisdom Road to the south and has spent the past several weeks studying this development, she has spoken to several neighbors who have expressed concerns with the noise, traffic, and lights in their back yards, they would like for Mr. Peck to follow the rules and City ordinances.

David Baker, 2704 Potter Court, Grand Prairie, TX stated there is already a traffic issues in this area with Camp Wisdom being a major road and Lake Ridge being used to access Joe Pool Lake, and by adding more retail to the area the traffic would just worsen. He said they spoke to over 150 citizens in the area who are in opposition to this request.

Matt Molash, 500 Main Street, Suite 800, Fort Worth, TX stepped forward representing Babcrop 200 Ltd. property owners along Martin Barnes Road, the applicants site has ingress and egress challenges and asked the Commission to deny this request, because of the access along Camp

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Wisdom and Kingswood Blvd, Martin Barnes is not an improved road, they would ask that Martin Barnes be improved North and South of this development. He said they are not opposed to the Use, but are opposed to the access of the property.

Tara Kenya, 4812 Tarragon Lane, Grand Prairie, TX lives in Lake Parks North she presented the Commission with an updated on Retail spaces in the area and submitted the report into the record; Vacancy Assessment of Retail Properties in the Area of the Proposed Camp Wisdom Mixed-Use Development.

Commissioner Connor asked if her study shows where the previous tenants moved too or why they moved. Mrs. Kenya replied no.

Mike Ramirez, 2351 Palmer Trail, Grand Prairie, TX stepped for in opposition, he lives in the High Hawk subdivision and asked if Mr. Peck met with their HOA, he said traffic is already an issue and is concern that this development would only add more traffic to the area.

Eugene Coleman, 5012 White Oak Drive, Grand Prairie, TX was present in opposition to this request. Mr. Coleman stated he was not aware that this property was zoned multi-family when he purchased his home in September, and asked that Mr. Peck abide by the city ordinances and rules.

Kathryn Monette, 1814 Abilene Court, Grand Prairie, TX stated the traffic is already an issue she would like to see these apartments be age restricted and do away with the retail component.

Chairperson Motley noted several speaker cards and letters submitted in opposition to this request.

Tommy Land, 5543 Val Verde Court, Grand Prairie, TX
Santiago Kerana III, 2703 Garden Grove Road, Grand Prairie, TX
Michelle Toledo, 5008 White Oak Drive, Grand Prairie, TX
Vang Cualeng, 2612 Florence Hill Street, Grand Prairie, TX
Dian Johns, 5000 White Oak Drive, Grand Prairie, TX

Commissioner Spare stated this case required a lot of effort and thought, this development affects a lot of people, but retail will grow in this area. Commissioner Spare moved to close the public hearing and deny case Z180101/CP180101. MOTION FAILED, due to a seconded.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z180101/CP180101 as presented and recommended by staff, and that the applicant continue to work with the surrounding HOAs.

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Chairperson Motley said we talk about being good neighbors, the property has been zoned for multi-family since the 1970s and anyone could come in today and just build apartments, he empathizes with the citizens and recommends Mr. Peck continue to work diligently with the neighborhoods and the HOAs before this case is heard by the City Council.

The action and vote being recorded as follows:

Motion: Smith

Second: Connor

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

Nays: Spare

Abstain: Lopez

Approved: 6-1-1

Motion: **carried**

At 8:01 p.m. the Commission took a 15 minutes break.

Ms. Ware noted cases CPA180302, Z180302/CP180301, and P180303 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #16– CPA180302 – Comprehensive Plan Amendment – Forum at Sara Jane (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.

Item #17-Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Item 18-P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

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Ms. Ware stated in 2003, a portion of the property was rezoned to add multi-family. City Council raised concern about losing general retail and adding multi-family when there was already a number of apartment complexes in the area. PD-288 retained the general retail to allow the site to be developed for multi-family, commercial, or mixed use. The purpose of the request is to create a Planned Development District for multi-family residential use to facilitate the development of 670 multi-family units in two phases on 27.76 acres. Ms. Ware stated the Concept Plan depicts two phases of multi-family development, each phase with about 335 units. The two phases are designed to function independently to accommodate different ownership, management, and construction schedules. Each phase will have a gated entrance off of Forum Drive, a separate leasing office, clubhouse, and pool.

Ms. Ware noted the Planning and Zoning Commission tabled the request on March 5th. Since then, the applicant has: Increased the number of garages from 19% to 25%; Adjusted the location of detention ponds to create an open space amenity; Shifted buildings closer to the right-of-way to create an urban street edge; Added ground floor private yards for 50 units in each phase; and Selected trees to preserve along the property boundary. The proposed development standards will establish Multi-Family Three as the base zoning district; anything not explicitly stated in the planned development ordinance will meet the revised residential standards in Appendix W. Most of the proposed standards are consistent with or more restrictive than Appendix W. There are four items that do not meet Appendix W: The applicant is proposing a 20 ft. setback. Appendix W requires a minimum of 45 ft. staff does not object to this as long as the green space along the property line is consistent with the Concept Plan. The applicant is proposing roofs that “incorporate an appropriate mix of flat, low slope, and pitched elements.” The proposed standards allow flat roofs with articulation and corner treatments as depicted in the conceptual imagery. Appendix W does allow flat roof design with horizontal and vertical offsets of 2 ft. or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side. Appendix W also contains specific standards about corner treatments. Staff does not object to the proposed roof pitch, articulation, and corner treatments as depicted in the conceptual imagery and described in the proposed standards. However, Staff is unable to determine how the proposal compares to Appendix W. Staff recommends that imagery is used for illustrative purposes only; final design shall comply with Appendix W. The applicant is proposing garages for 25% of required parking spaces and covered parking for 25% of required parking spaces. Appendix W requires garages for 30% of required parking spaces and covered parking for 20% of required parking spaces. Since the buildings provide yards and face open space, Staff does not object to reducing the number of garages to 25% of the required parking spaces. The applicant is proposing carports with flat roofs and steel columns with veneer elements incorporated. Appendix W requires that the roof structure for covered parking be constructed of similar roofing material and design used for the main residential building, staff does not recommend a variance to Appendix W.

Ms. Ware stated the subject property is part of about 120 contiguous, undeveloped acres within the SH 161 Corridor and the I-20 Corridor. This area is significant given the amount of undeveloped land and its location. This request will likely impact how the remaining acres are developed,

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ideally, these 120 acres would be developed as an integrated community where individual projects are phases of the larger development. An area plan would be the most effective way to achieve some of the goals listed in the City's Comprehensive Plan. Staff recognizes the difficulty of coordinating multiple property owners and developers. Similarly, Staff recognizes that the issues discussed in this section are bigger than an individual site and beyond the scope of this particular request. Likewise, the responsibility of resolving these issues does not rest solely with this developer. However, Staff is concerned that the absence of strong coordination oversight will impede the City's future development goals. For the most part, the proposal is consistent with revised residential standards in Appendix W. Staff does not object to multi-family at this location, nor does Staff necessarily object to the proposal. However, Staff does not recommend rezoning this property to just multi-family without a larger plan in place.

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

Isaac Karpay with The Wolff Company, 115 Sandra Muraida Way, Austin, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked where the Wolff Company has built these types of developments. What brought them to Grand Prairie and do they build them and then they sell them. Mr. Karpay said they mainly build in the west coast, but would like to bring this new development to north Texas he grew up in Arlington therefore he believes this would be a great location for this development. They own the development for about the first ten years.

Chairperson Motley asked what is the value of this development, and what would it cost to live at these apartments. Mr. Karpay replied the cost would be about 40 million dollars per phase the complex would be constructed in two phases. 59% of the units would be 1-bedrooms ranging from \$1100 to \$1300 a month.

Commissioner Connor asked what their tenant's longevity at their other complexes is. Mr. Karpay replied 18 months to 2 years.

Commissioner Spare said the property is zoned single family, planned development for multi-family, and a planned development for retail uses. Ms. Ware replied yes, the properties have several zoning designations.

Chairperson Motley read a letter into the record submitted from Sally Smith Mashburn with the Bob Smith Management Company stating they are not in favor of the proposed Comprehensive Plan Amendment and proposed zoning change/concept plan.

Michael Clark with Winkelmann & Associates, 6750 Hillcrest Plaza, #325, Dallas, TX stated the adjacent land owners would like to construct the same type of development.

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Lila Thorne stepped forward in support of this request, she noted there are several landowners on this project, the applicant and the owners have been working on this project since March and know they city is asking them for a master plan for the entire area.

Commissioner Spare said the Commission discussed multi-family developments during the briefing session, he believes there is already enough of these type of development in the area therefore he cannot support this request.

Commissioner Connor said he is not against multi-family, but asked if this the best used for this site, we cannot speak to the future, but do we need another apartment complex in the area.

Commissioner Smith stated we need to know when there is an overload, too many apartments in the area, we want Grand Prairie to grow and bring in more development, but we need to say no sometimes.

Commissioner Coleman said the nature of Grand Prairie is changing, because of the location, do we want more apartments, and if so where do we want them.

Commissioner Spare said we already have new apartments to the south, east, and west, there are too many already in the area he is looking at the long term effect these complexes could have in the future.

Commissioner Carranza said this reminds him of Houston, who is loaded with multi-family developments and traffic issues.

Property owner Tommy Winn, 3806 E. Jefferson Street, Grand Prairie, TX stated the 35 acres were once zoned for multi-family and should still be zoned multi-family.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case CPA180302, Z180302/CP180301, and P180303. MOTION FAILED, due to a second.

Commissioner Spare moved to close the public hearing and deny case CPA180302. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: Coleman

Denied: 7-1

Motion: **carried**

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Commissioner Spare moved to close the public hearing and deny case Z180302/CP180301. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: Coleman, Lopez

Denied: 6-2

Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case P180303. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: Coleman

Denied: 7-1

Motion: **carried**

PUBLIC HEARING AGENDA Item #19– SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company.

Ms. Ware stated the proposed development includes an 8,000 sq. ft. building and fuel canopy with 4 pumps. A convenience store will occupy half of the building and operate the fuel dispensers. The other half of the building is intended for retail or restaurants and can be configured to accommodate up to three tenants. A shared drive off of Lake Ridge Pkwy provides access to the site. The drive aligns with England Pkwy and will also be used by the adjacent multi-family/mixed use development. The parking provided exceeds what is required for 4,000 sq. ft. of retail and 4,000 sq. ft. of restaurants. On March 5, 2018, the Planning and Zoning Commission voted 5-2 to recommend denial of the request. Prior to the March 20th the applicant added screening along Lake Ridge and submitted additional renderings. On March 20, 2018 City Council referred the case back to the Planning and Zoning Commission for further hearings to consider new evidence. The proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the landscaping and screening requirements with two exceptions. The applicant has added a brick

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wall with a 5 ft. hedge intended to screen cars parked at the fueling stations from Lake Ridge Pkwy. The purpose the overlay district is to maximize the Lake Ridge 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 materials and colors are consistent with what was approved for the adjacent multi-family/mixed use development. The building exterior is clad in two types of stone and stucco. The applicant is proposing to use a Spanish-style barrel tile for the roof. The proposed building elevations are in substantial conformance with the materials requirement. The proposed building elevations meet the architectural requirements for primary façades.

Ms. Ware stated 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 a stone veneer 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 sloped roof with barrel tile. The proposal meets the requirements for a gasoline canopy roof. Appendix F requires that commercial development adjacent to residential uses provide a 15 ft. landscape buffer along the common property line. The applicant is requesting an exception to allow a 5 ft. landscape buffer. The approved Landscape Plan for the adjacent multi-family development includes a 10 ft. landscape buffer along the common property line. Staff does not object to this exception; the combined landscape buffer is 15 ft. Appendix F states that all parking or drive areas shall be located 30 ft. from the right-of-way. The area within the setback is to be credited towards the required landscaping. The applicant is requesting an exception to allow the site to be developed with a 10 ft. setback. Staff does not object to this exception; this is consistent with the landscape buffer for the multi-family/mixed use development. 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.

Ms. Ware stated in 2017, the Planning and Zoning Commission and City Council reviewed three Specific Use Permit/Site Plan requests for new convenience stores with gasoline sales. The Planning and Zoning Commission expressed concerns related to the location and spacing of existing and proposed convenience stores with gasoline sales. While Staff recognizes these concerns, the proposal is different than the typical convenience store with gasoline sales. The number of pumps and fueling stations proposed is significantly less than other projects. The proposed location is not near an existing convenience store with gasoline sales and is in an area with limited retail. The proposal is not a stand-alone convenience store with gasoline sales. The development includes 4,000 sq. ft. for retail or restaurants. The proposed building is designed with similar materials,

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colors, and architectural elements as what was approved for the adjacent multi-family/mixed use development.

Ms. Ware stated the DRC recommends approval with the requested exceptions and the condition that the applicant amends the final plat of Lot 2 of Mansions at Lake Ridge to provide the following:

- A drainage and detention easement covering the detention facility if detention analysis determines that such facility is required; and
- A landscape easement for the screening wall and hedge along Lake Ridge Pkwy.

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

Andy Patel with Lake Ridge Holdings, LLC, 2944 England Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Dick LaBlanc with Hanover Properties, 3001 Knox Street, Dallas, TX said Hanover Properties has built a great amount of developments in the city in the Mira Lagos area, and a gasoline station is needed in this area, he asked approval of the request.

Chairperson Motley and Commissioner Spare thanked Mr. LaBlanc and Andy Patel for working with the city and Councilman Wooldridge on this development.

Commissioner Connor said he loves the concept plan and would encourage Mr. Patel to continue the same look into the future.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180301/S180301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried**

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Mr. Jones noted cases CPA180303, Z180303/CP180302, and P180306 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #20– CPA180303 – Comprehensive Plan Amendment – Lux Grand Prairie (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to amendment to the Comprehensive Plan to change approximately 23.39 acres from Commercial/Retail/Office to High-Density Residential. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway.

Item #21-Z180303/CP180302 - Planned Development Request/Concept Plan - Lux Grand Prairie (City Council District 4). Zoning Change and Concept Plan for approximately 318 multi-family units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC.

Item #22-P180306 - Preliminary Plat - Lux Grand Prairie (City Council District 4). Preliminary Plat for Lots 1 and 2, Block 1, MBC GSW Bardin Addition, for the purpose of creating two lots for residential and commercial development. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 34.23 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located southeast of the intersection of Bardin Road and S. Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC.

Mr. Jones stated the Concept Plan depicts six apartment buildings with approximately 318 units along with a leasing office and clubhouse. One full access point is proposed onto Bardin Road. The full access will align with existing Sgt. Greg L. Hunter Lane. A second emergency only point of access will also be provided from Bardin. The applicant is proposing a side yard setback of 25 feet rather than the required 60 feet. Staff is supportive of the exception given that the property to the east and west of the proposed apartments is zoned Industrial and Commercial, respectively. On February 13, 2018, the City sent a standard Head's Up notice to the members of the Oak Hollow-Sheffield Village HOA. The applicant also met with members of the HOA. As of the date of this report, no neighboring property owners have reached out to the City regarding this request. The Development Review Committee recommends approval of the Zoning and Concept Plan with the following conditions:

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1. Submit comprehensive amenities and features list at Site Plan phase.
2. A deceleration lane may be required from Bardin Road.

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

Erik O Earnshaw, 4202 Addison, TX was present in support of this request.

Dana Baldrige, 4106 Briton Court, Grand Prairie, TX stepped forward in opposition to this request. She has lived in the Oak Hallow subdivision for the past 30 years, there is already too much multi-family development in this area and traffic is already a major concern she would rather see some type of senior housing development at this location.

Javier Carrizales, 2533 Slaton, Grand Prairie, TX stated when he purchased his home it was because there was no multi-family zoning in the area, the safety of his children is his major concern, everything gets old and goes down-hill what will happen when these complexes get old, this is a family town and we need to keep this identity, so please deny this request.

Mark Cope with MBC Land Partners, LLC, 825 Waters Creek Blvd., Ste 250, Allen, TX stepped forward representing the case. Mr. Cope said they did their due diligence and met with the city staff, city councilmembers, and the homeowners around the area who all agreed this would be a good project for the site.

Chairperson Motley noted several speaker cards submitted in opposition to this request.

Lisa Johnson, 2538 Slaton Drive, Grand Prairie, TX
Connie Bauer, 2812 Ironwood Drive, Grand Prairie, TX
Erica Carrizales, 2533 Slaton, Grand Prairie, TX
Terry Foster, 2546 Slaton Drive, Grand Prairie, TX

There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny case CPA180303. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare

Nays: Coleman, Motley

Approved: 6-2

Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case Z180303/CP180302. The action and vote being recorded as follows:

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Motion: Spare
Second: Smith
Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare
Nays: Coleman, Motley
Approved: 6-2
Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case P180306. The action and vote being recorded as follows:

Motion: Spare
Second: Lopez
Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare
Nays: Coleman, Motley
Approved: 6-2
Motion: **carried**

PUBLIC HEARING AGENDA Item #23– SU170805/S170801 – Specific Use Permit/Site Plan - West Polo Road Retail (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit/Site Plan to allow two commercial buildings totaling 24,000 square feet with a drive through on 3.416 acres. Thomas J. Tone Survey, Abstract No. 1460 City of Grand Prairie, Dallas County, zoned Planned Development-136 (PD-136), and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl.

Mr. Colby stated the site will have two buildings 12,300 and 12,000 square feet in size. Both can accommodate a restaurant and retail space. The restaurants are 2,550 and 2,500 square feet each. The property will have access on E. Polo Road and Carrier Parkway. The number of parking spaces required is calculated based on use. Required parking for restaurants is 1 space per 100 square feet, requiring 51 spaces. Required parking for retail is 1 space per 275 square feet, requiring 70 spaces. The proposal provides 128 parking spaces and exceeds the minimum number of required spaces. The subject property is Zoned Planned Development district with underlying General Retail uses; development is subject to the standards for GR District in the Unified Development Code. With the exception of building height, the proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the required landscaping and screening. Throughout the development review process, the applicant and city staff has been in contact with the Westchester Home Owner's Association. The site plan and plat for the subject property were both submitted to the Westchester HOA for review. Due to exceeding the maximum height allowed, the applicant will need an exception. The south façade cannot exceed 20% metal. The applicant is currently showing 24%.

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Mr. Colby stated staff is supportive of the proposal and recommends approval subject to the following conditions:

- A Special Exception for building height must be approved.
- If surplus property adjacent to this property is acquired from the City, the Specific Use Permit will remain in force in the event the properties are combined and a new lot is created.

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

Dick Van Arsdale, 4314 Great View Drive, Round Rock, TX stepped forward representing the case and to answer questions from the commission. He said they would reduce the height of the structure if necessary, but would ask the Commission approved the height up to 30 ft.

Mark Meyer, 4544 Knights Crossing, Grand Prairie, TX with the Westchester HOA stated they have some concerns with the site plan submitted. They would like for the applicant to relocate the dumpsters to the back of the building, need additional landscaping on the west side of the building, the applicant needs to keep the same architectural style with the red brick as the rest of the Westchester neighborhood, the glass door return be relocated, and reduces the parking for this site. Mr. Meyer asked that this case be tabled until the applicant agrees to these conditions.

Mr. Van Arsdale stated they have already responded to Mr. Meyer's concerns, but the dumpster cannot be relocated, because Republic Disposal cannot get to the back of the property, the DRC recommend it be moved as depicted on the site plan. The parking does exceed the parking requirements, but this would benefit the restaurant sites.

Chairperson Motley noted several speaker cards submitted in opposition to this request.

Gwendolyn Cowen, 229 Devonshire Drive, Grand Prairie, TX
Gary McGahey, 4552 Rugby Lane, Grand Prairie, TX
Catherine MacLeod, 4676 Heatherbrook Lane, Grand Prairie, TX
Kisha Morris, 335 Suffolk Drive, Grand Prairie, TX
Alfonzo Ramirez Jr., 4552 Knights Crossing, Grand Prairie, TX

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case SU170805/S170801 as presented by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

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Nays: None

Approved: 8-0

Motion: **carried**

Mr. Lee noted cases CPA180503 and Z180503 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #27– CPA180503 – Comprehensive Plan Amendment - 515 E. Rock Island Road (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Heavy Industrial. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road.

Item #28-Z180503 - Zoning Change - 515 E. Rock Island Rd (City Council District 1). A request to rezoned 0.9 acre tract from Commercial (C), District to a Light Industrial Planned Development (LI-PD) District for consideration of a Truck Storage Facility. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road. The owner is Juan Olmedo.

Mr. Lee stated this case was prompted by the applicant's use of the property without an official Certificate of Occupancy permit. Dallas County records indicate the Commercial zoned, one acre property was purchased in July 2015. 2005 Records indicate permits were applied for fence, electrical and retaining wall; however no Certificate of Occupancy is on record. There are tell-tale signs of vehicular storage occurring on the site. As indicated the one acre property is 100' width and approximately 400' depth and is generally flat. The surface is approximately 80% crushed gravel and approximately 20% concrete paving located towards the rear of the property. An existing 8' wooden fence surrounds the property and is supported by a concrete retaining wall on the east property boundary. Direct access is from a commercial driveway at Rock Island Road and secured by a 29' sliding gate. Improvements were made off-site along the southern portion of City-owned property and the owner has been made aware of the requirement to remove/relocate any and all parking, storage and improvements, including relocating the existing fence that extends beyond the property's boundary. There are no structures on the property and none are proposed. In accordance to the applicant's Operational Plan, the company, Transport Solutions, intends to store up to 10 tractor-trailer rigs, operating from 8:00 AM to 6:00 PM Monday thru Saturday, with two employees. The 2010 Comprehensive Plan's Future Land Use Map designates the rezoning area as Mixed Use. While the proposal is not compatible with the existing FLUM designation, staff has evaluated the current designation recommending consideration be made to amend it from Mixed Use to a more conducive category consistent with the area.

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Mr. Lee stated because the proposed zoning does not conform to the Comprehensive Plan, staff cannot fully support the request. In addition, staff has concerns regarding the proximity of this request to the single family residential neighborhood to the south and a Truck Storage operation's potential spillover impact, noise, smoke, and lighting to the single family neighborhood. Staff recommends the applicant remove all parking of vehicles, trailers and storage from City-owned property and relocate the existing fence to the applicant's property boundary.

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

Michael Stanley with Emjay Consultants, 2669 Claremont, Grand Prairie, TX stepped forward representing the case and the owner Juan Olmedo. Mr. Olmedo is a truck broker therefore he would not have any traffic coming and going nor would he have any outside storage on site. They are relocating the fence at the rear of the property to keep vehicles off city property.

Chairperson Motley asked how long he has owned the property. Mr. Stanley replied for 3 years.

Kent Johnson, 301 Oakview Drive, Grand Prairie, TX stepped forward in opposition, he said he lives across the street and they already have a lot of trucks in the area.

Chairperson Motley noted several speaker cards submitted in opposition.

Annette Phariss, 305 Manana Court, Grand Prairie, TX
Lori Pogue, 114 Manana Court, Grand Prairie, TX
Jude Austin, 3514 Post Oak, Grand Prairie, TX
Eva Day, 402 Manana Court, Grand Prairie, TX

Juan Olmedo, 515 E. Rock Island, Grand Prairie, TX stated his company does not have trucks coming and going, they park their vehicles in the morning, pick up a truck and drive to Houston to drop off a load and come back to drop off the truck and pick up their vehicle to go home. He said he would keep property clean they are a very quiet operation.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and deny case CPA180503 and Z180503. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried**

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PUBLIC HEARING AGENDA Item #24– SU180605/S180604 - Specific Use Permit/Site Plan - Verizon Wireless Cell Tower (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit to erect an 82 foot monopole tower at 202 W Tarrant Road. Tract 3, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, 4.89 acres zoned PD-217 within the Belt Line Overlay District, approximately 450 north of the intersection of Stadium Drive and W Tarrant Road and addressed as 202 W Tarrant Road. The applicant is Peter Kavanagh, Zone Systems, Inc. and the owner is Madie Vernon, First Christian Church.

Mr. Jones stated the proposed tower and associated equipment enclosure would occupy a lease area measuring approximately 20 feet by 35 feet in size in the northeast quadrant of the site. The tower would be set back approximately 53 feet from the current right of way. The future construction of Stadium Drive to the I-30 frontage road could require right of way dedication which could ultimately reduce the setback. A 14 foot access drive is shown running from the existing church driveway to the south side of the equipment enclosure. The proposed enclosure is an 8 foot masonry wall. Staff has requested that the applicant relocate the cell tower to the west side of the site to preserve frontage along future Stadium Drive for future development. Section 24.3.2 of the Unified Development Code requires that Planning Commission grant an exception to construct a wireless telecommunications facility, including towers and related equipment buildings, on an unplatted lot.

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

1. The applicant submit analysis showing other possible locations on the site which would fulfill Verizon's service requirements and also allow the tower and access road to sit behind projected future development on Stadium Drive;
2. The applicant plat the property or establish an access easement from Stadium Drive to the lease space.

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

Peter Kavanagh with Zone Systems, Inc., 1620 Handley, Suite A, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Sandra Disbrow with Reynolds Outdoor, O.P., 3838 Oak Lawn Ave., Suite 606, Dallas, TX stepped forward representing GRTP, Ltd., adjacent property land owner. They are in opposition of this request they have been working with TXDOT and the City in the planning of the I-30 service roads. GRTP believes the proposed location of the cell tower would not be aesthetically pleasing to the development of the area, and asked that the tower be placed in the northwest quadrant of the property.

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Commissioner Coleman asked if they were to relocate the tower to the west would this be a deal breaker for the Church.

Preacher Jim Dart, 1906 Briarwood, Grand Prairie, TX stated the approval of this tower would make a great impact to the Church, by moving the tower to the west Zone Systems would be waiting about 6 months for the approval of the FCC, because they would have to reapply for their permit if they relocate the tower.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180605/S180604 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

Approved: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA Item #25– SU180602 - Specific Use Permit - Paintless Dent Repair, 2100 N. Highway 360 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a request for a Specific Use Permit for an Auto Body Shop use within a 7,500 square foot commercial lease space. The proposed auto body shop is located within a commercial lease space in the DFW Corporate Park Office Campus at 2100 N. Hwy 360, Suite 2200. Zoned Light Industrial (LI) District and located within the SH 360 Overlay Corridor District, GSC Development Corp Addition is generally located northeast of W. Carrier Pkwy and northbound SH 360 Service Road. The agent is Shane Clark and the owner is Ben Weil.

Mr. Lee stated the lease space, Suite 2200, is orientated towards the southeastern portion of the Office Park. The business has direct access from W. Carrier Parkway. Adequate customer parking is being provided up front (15 spaces), with employee and customer completed vehicle repair spaces located towards the rear of the facility. The space provides for two 12' overhead roll-up doors located on the rear of the facility and will not be visible from the street. The remaining elements and functions of the office park will be unchanged. According to the Operational Plan and discussion with the applicant, the single tenant Auto Body Shop facility will be open Monday through Friday from 9:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM. The repair shop provides primarily paintless dent and ding removal, utilizing unique tools and techniques developed to repair hail damage and other minor dings and creases to auto bodies without sanding, grinding and/or painting. The businesses will have 10 workstations with all work being done inside. 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

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and materials. Parking of vehicles shall be on designated areas. No appeals are being requested by the applicant.

Mr. Lee stated the site shall conform to the Auto-Related Business (ARB) Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be in spaces designated on the operational plan. DRC recommends approval of the Specific Use Permit with the following conditions:

1. No repair work shall be performed outside;
2. The applicant shall not operate more than 10 bays or work stations;
3. The number of cars awaiting work or pickup shall not exceed the number of spaces designated for customer cars on the approved Site Plan/Operational Plan;
4. The operator shall maintain a ledger of all vehicles on the premises and shall make the ledger available to the City upon request.

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

Shane Clark, 14800 Landmark Blvd., Dallas, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked if they understood what the ledger was to be used for. Patrick Cantrell, Arlington, TX stated he is aware of the ledger and what it means, they will keep an inventory of the vehicles on site.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180602 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

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

Nays: None

Approved: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA Item #26– SU180503 - Specific Use Permit - Event Center, 2601 W. Jefferson St (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit request for an Event Center on 0.7 acres. Lot 3A1 and 4A1, Block B, Cox and Hines Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned General Retail (GR) within Central Business District

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(CBD) and addressed 2601 W. Jefferson St. The applicant is Elizabeth Barrera and the owner is Carina Tran.

The applicant was not present to represent their case therefore Commissioner Lopez moved to table case SU180503. The action and vote being recorded as follows:

Motion: Lopez

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried**

Commissioners Comments: None

Commissioner Lopez moved to adjourn the meeting of June 4, 2018. The meeting adjourned at 11:20 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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