



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 1, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Commissioner Moser gave the invocation, and Commissioner Spare 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 – P170601 - Final Plat, Gully Addition, Lot 1, Block 1, P170602 - Final Plat, Charter School Solutions Subdivision, Lots 1-7, Block 1, P170603 - Final Plat, DPS Grand Prairie, Lot 1, Block 1, P170604- Final Plat, Sarinana Addition, Lots 1-2, Block 1, P170605 – Final Plat, Victory @ Lakeridge, Lot 4, Block 1, P170606 – Preliminary Plat, Clearview Estates, P170607 – Amended Plat, Bush & Pioneer Centre, Lots 11R, Block A, P170608 – Amending Plat, Bush & Pioneer Centre, Lots 5R, 6R, and 7R, Block A, RP170601 – Replat, GSW Logistics, Lots 3 & 4, Block A and Lot 3, Block B, RP170602 – Replat, Vineyard Estates No. 2 Addition, Lots 1-A and 1-B, and RP170603 – Replat, Burbank Gardens Addition Unit #1 Revised, Lot 105-R.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 3, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #4-P170501 - Final Plat - Grand Central Crossing Addition (City Council District 2). A request to approve a Final Plat creating six (6) non-residential lots on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The

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agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

Item #5-P170502 - Final Plat - Pilot Addition, Lot 1, Block A (City Council District 1). Consider a request to approve a Final Plat of Lot 1, Block A, of Pilot Addition, to create a single lot of record. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsop, Pilot Travel Centers LLC, and the owner is Oaksbranch LP.

Item #6-P170503 - Final Plat - WHHOW Addition, Lot 1, Block 1 (City Council District 3). Consider a request to approve a Final Plat of Lot 1, Block 1, of WHHOW Addition, to create one lot out one unplatted tract of land. The 1.1985-acre tract is zoned Planned Development-302 (PD-302) and located at 127 Matamoros St. The owner is Bill Howard and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-P170504 - Preliminary Plat - 161 Toll Road Retail Corners (City Council District 2). A request to approve a Preliminary Plat to create two non-residential lots on 9.94 acres. The subject property is zoned Planned Development-294 (PD-294) District for General Retail Uses, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Travis Mondok, Stantec Consulting Services, Inc. and the owner is Charlie Anderson, TA Ikea 10, LP.

Item #8-RP170501 - Replat - Dalworth Park, Lots 17R, 18R, 19R, and 20R, Block 161 (City Council District 5). Approve a replat to subdivide one (1) commercial lot into four (4) single family residential lots on 0.528 acres. The property is generally located at the northeast corner of NW 19th Street and Cain Lane. The property is addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfolo, OKM Engineering, Inc. and the owner is Joel Vallejo.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#9- S170501 - Site Plan - 701 W Jefferson Street and Item #10-Z170401 - Zoning Change - Epic Towne Crossing.

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 P170601, P170602, P170603, P170604, P170605, P170606, P170607, P170608, RP170601, RP170602, and RP170603, approve the minutes of April 3, 2017, and approve public hearing consent agenda items P170501, P170502, P170504, and RP170501, postpone cases S170501 and Z170401. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

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Approved: 7-0

Motion: **carried.**

Senior Planner Charles Lee presented the following related cases P170403 and SU170401/S170401.

PUBLIC HEARING AGENDA Item #3– P170403 - Preliminary Plat - Smith I-20 Addition, Lots 1-2, Block A (City Council District 2 & 4). Consider a request to approve a preliminary plat to establish two non-residential lots on 12.286 acres for Used Car Dealership in conjunction with associated corporate offices on one lot (9.687 ac) and one undeveloped lot (2.599 ac). The 12.286 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC1, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Item #11 - SU170401/S170401 – Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Mr. Lee stated EchoPark Automotive is a subsidiary of Sonic Automotive which is owned by O. Bruton Smith. Sonic Automotive is one of the largest automotive retailers in the United States. The EchoPark brand was launched in North Carolina and has expanded dealerships in Colorado (Denver) and is seeking a significant North Texas presence. Currently in McKinney, the company seeks to establish a dealership in Grand Prairie along with its regional corporate facilities at the referenced site. To accommodate the proposed used car dealership and corporate facilities, the applicant proposes a single-story, 31,055 square foot, state-of-the-art facility. The proposed LEED building will serve automotive sales and related make-ready uses as well as EchoPark's regional operational corporate headquarters. The property; known as the Smith Tract is uniquely located north of westbound Interstate 20 and bi-sects: Dallas & Tarrant County Lines, City Council District 2 & 4, Texas & U.S. Congressional Districts, Grand Prairie's & Arlington's ISDs, and Lies within both SH 360 & I-20 Overlay Corridors.

Mr. Lee stated the vacant and unplatted tracts are zoned Planned Development 29 District provides for Retail uses and standards; therefore Specific Use Permit is required for Used Car Dealer uses. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan

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approval is required whenever a project is located within a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural and landscaping standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The 9.687- acre tract is located at the southwest corner of Bob Smith Parkway and Sarah Jane Parkway. The property is currently vacant, unplatted and undeveloped. The property is relatively flat and generally drains to the southwest. Prior to the issuance of any building permits, the subject property would need to be platted as a separate lot. As proposed, all site and lot dimensional standards are met. The facility is expected to will employee approximately 77 people including 20 professional & para-professional positions. The hours of operations will be Monday through Saturday between 7:00 AM and 9:00 PM, closed on Sunday.

Mr. Lee stated the primary access to the subject property will be W. Interstate 20 Service Road and Sarah Jane Parkway. A secondary right-in, right-out only drive, located along (Sarah Jane Pkwy) for employee and vehicle delivery is located towards the western end of the site. The applicant is proposing to pave the access drive, drive aisles, providing 83 parking spaces for customer and employees and 571 spaces for vehicle inventory. The proposed LEED facility features a unique modernistic design featuring primarily exterior masonry materials accented with textured precast panels and featuring Nichiha. Another unique feature in the building design is the green Dri Design element, consisting of a clean finish metal panel similar to architectural finishes applied to Grand Prairie's Police & Fire Headquarters. The two elements mentioned previously are incorporated into the design in lieu of required minimum 25% supplemental stone requirement. Evaluating collectively (including exceptional landscaping elements), the building's design, look and character although different; generally conforms to the UDC's Corridor standards subject to relatively minor exceptions:

- I-20 Frontage (South Elevation) Reduce Exterior Masonry Requirement from 100% to 90%, stone from 25% to 7% and covered walkways/awnings reduce from 68' to 39', masonry texture appliques from 25% to 7%
- Sarah Jane Parkway (North Elevation) Reduce Exterior Masonry from 100% to 62%, reduce stone from 25% to 6%, cornices on approximately 40% of roof line, masonry textured appliques from 25% to 6%.
- Bob Smith Parkway (East Elevation) Reduce stone from 25% to 8%

Mr. Lee stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC as shown below. Screening will be required as this application includes outdoor display, which is one of the triggers for screening requirements. A sidewalk will also be required along Sarah Jane Parkway and Interstate Highway 20 Service Road unless waived by the Grand Prairie Transportation Director. The applicant proposes to construct a six foot tall aluminum-ornamental fence with masonry columns screening wall thirty feet back and along Sarah Jane Parkway with a proposed sliding access gate set back several feet to accommodate automobile carriers from the flow line of the street. The

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applicant is proposed to build a 12ft. x 12ft. masonry dumpster enclosure with metal gates. The enclosure conforms to city standards.

Mr. Lee stated the applicant is requesting the following appeals. Landscape Setbacks – the applicant is requesting the ability to reduce a portion of the required 30’ landscape buffer per Corridor Overlay District standards located along the southern section of the site to accommodate the north-south orientation of the proposed building. Masonry- the applicant is requesting an appeal of minimum exterior masonry materials requirement in lieu of substitutional materials (Nichiha-Fiber Cladding & DriDesign-Metal Panels), Articulation-No horizontal building articulation on North & East Elevation, Car Wash Use and Orientation – the applicant is requesting an appeal the location and orientation of the proposed automated car wash and its materials and location, Fence/Screening-Allowance for minimum six-foot ornamental metal fence with masonry columns in lieu of required Type 1 masonry wall.

Mr. Lee stated the DRC and Planning Staff have concerns with Used Car Sales in the I-20 Corridor. If there is considered for approval, DRC recommends the following conditions per the Operational Plan:

- SUP for Used Auto Sales will expire with the current applicant if the property is sold or use is discontinued with current applicant.
- Limit auto repair function to ‘minor’ and or ‘make-ready’ allowing for some light ‘touch-up’ refurbishing.
- No Heavy “major” auto repair on-site.
- No paint and body work on-site.
- No salvage of vehicles on-site.
- No inoperable vehicles may be parked or stored on-site.
- All repair, maintenance and inspections of vehicles shall be performed indoors.
- No display banners, balloons, streamers, or other methods of attracting the motoring public to the business shall not be allowed.
- Shall comply with approved Site & Operational Plan.

Commissioner Spare asked for the locations of the requested 15 ft. setback from the 30’ landscape buffer.

Mr. Lee stated the request appeal to the landscape requirements would be along the southern section of the site to accommodate the north-south orientation of the proposed building.

Commissioner Connor asked what do we consider make-ready use.

Mr. Lee stated there would be no major auto motive repairs conducted onsite, make-ready repairs are such as new tires, wipers, oil changes, but nothing major.

Commissioner Spare asked, in staff’s opinion, would this be the best use for this location.

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Mr. Lee stated because of the limited access onto this property, he does foresee much retail interest at this location.

Commissioner Lopez asked if the applicant or staff discussed alternative locations for this type of use.

Mr. Lee replied no.

Mr. Lee then read a letter of opposition submitted by Thompson Realty Capital, LLC into the record. Thompson Realty Capital has been retained by GT Winding Creek, L.P. the owner of the land at 2250 Sara Jane Parkway, who intends to start construction on a luxury Class-A apartment community, they believe that a used car dealership would hinder the long-term value of the community.

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

Maxwell Fisher with Masterplan Consultants, 900 Jackson Street, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Maxwell presented the Commission with a slide presentation of the proposed development.

John Russ with EchoPark Realty, TX, LLC, 19629 Schooner Drive, Cornelius, NC was presented in support of this request. Mr. Russ thanked staff for working on this project. All of their facilities are involved within the surrounding communities and sponsor school activities.

Commissioner Moser asked if they owned the property.

Mr. Fisher stated the property is currently under contract.

Commissioner Smith asked what made them choose this location and the City of Grand Prairie.

Mr. Russ stated the use car vehicle data, and the market, is what directed them to this location being centrally located between Dallas and Fort Worth.

Commissioner Connor stated he still questions the use of make-ready on their vehicles, if he purchased his vehicle at a dealership and something goes wrong he would want to take it back to that same dealership, how would they make major repairs.

Mr. Russ stated Sonic Automotive will send their vehicles off site for major repairs, they do warrant their vehicles.

Chairperson Motley stated Grand Prairie neighbors are important, some of the neighbors to the north have concerns and believe this type of project would hinder their property.

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Mr. Russ stated this facility would be state of the art, a first class facility that gets involved in the community they are internet driven and their headquarters would also be relocated to this area, and look forward to being their neighbor.

Taylor Field, 2250 Sara Jane Parkway, Grand Prairie, TX representing GT Winding Creek, L.P. stepped forward in opposition. He said they would begin breaking ground on their luxury apartment complex within the next two weeks, and asked that case be denied.

Chairperson Motley stated the letter they submitted in opposition stated this project would devalue their property, but this is not your ordinary use care dealership, this would also be the company headquarters.

Mr. Field stated multi-family communities are increasing therefore retail would be the best use at this location.

Commissioner Moser asked if they owned the property.

Mr. Field replied yes, the property is owned by GT Winding Creek, L.P.

Mr. Fisher stepped forward for a rebuttal stating this would be their regional headquarters a 13 million dollar facility.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and deny case SU170401/S170401, the motion failed for lack of a second. Commissioner Spare moved to approve case P170403 and SU170401/S170401 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Connor, Motley, Smith, Spare, and Womack

Nays: Lopez, Moser

Approved: 5-2

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12 - SU170502/S170508 - Specific Use Permit/Site Plan - Pilot Travel Center (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a convenience store/truck fueling station generally located on one non-residential lot. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP.

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Mr. Collins stated the subject site is zoned for Light Industrial District uses. The proposal meets all applicable minimum dimension requirements for the LI zoning district. The property will be accessible by W. Trinity Blvd and Roy Orr Blvd. The plat provides for access to Lot 1, Block A, through mutual access easements, as well. The plat also graphically depicts easements necessary to accommodate drainage, water, and sewer service. The applicant has stated to city staff that the proposed use should be listed as a “truck stop with gas sales” opposed to a “convenience store with gas sales”. Due to the proposed use not having typical characteristics of a truck stop (no showers, no overnight stay, percentage of car fueling stations outnumber truck fueling stations), staff informed the applicant that the use will continue to be viewed as a “convenience store with gas sales” *per Article 4 of the Unified Development Code*.

Mr. Collins stated staff spoke with applicant on 4/12/2017. Applicant stated that the business will not be a truck stop. The business will consist of a convenience store, gas station, and truck fueling. Applicant stated that there will be no overnight stay at the business.

Mr. Collins stated the DRC recommended approval of the proposal subject to the following conditions:

1. Please note that the city has classified the proposed use “convenience store with gas” as listed in the Use Charts of Article 4 of the Unified Development Code.
2. Please note all existing easements of record (include dimensions and document number if known) and any proposed easements.

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

Ray Oujesky, 201 Main Street, Ste 2500, Fort Worth, TX stepped forward representing the case and to answer questions from the Commission. Mr. Oujesky said because of the surrounding uses zoned Light Industrial their use would not have a negative impact to this area, they are not a truck stop, they are a small scale convenience store with gas sales.

Commissioner Womack asked if they consider themselves a store or truck stop.

Mr. Oujesky replied they a convenience store.

Brad Alsup with Pilot Travel Centers, LLC, 5508 Lonas Road, Knoxville, TN stepped forward in support of this request. Mr. Alsup said they have the same uses as a truck stop, but in a smaller scale.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170502/S170508 per staff’s recommendation and there be no overnight stay or parking. The action and vote being recorded as follows:

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Motion: Womack

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13 - Z170501/SU170505 - Zoning Change/Specific Use Permit - Candela Manufactured Home Community (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Planned Development rezone and Specific Use Permit for a Manufactured Home Park consisting of 192 lots and multiple open area lots. The 34.18-acre property is located south of E. Shady Grove Road at Jones Street, just east of N. Belt Line Road, addressed as 201 E. Shady Grove Road. The property is currently zoned Light Industrial (LI) District. The agent is Brad Williams, Winstead PC and the owner is David Zulejkic, 67ECO, LLC.

Mr. Lee stated the applicant is requesting approval to rezone 34.18 acres from Light Industrial District to a Planned Development Manufactured Home Park District and to adopt a Specific Use Permit in conjunction with the Concept Plan layout establishing the proposed manufactured residential home uses. The applicant proposes to develop, operate and manage the park. The proposed park will consist of 192 residential lots to accommodate single & double-wide homes, multiple open/common space areas including two playgrounds, an amenity building, swimming pool and other outdoor amenities. Over the years, the vacant unplatted industrial property has been utilized for a variety of uses including residential, industrial and outside open storage. The property consists of naturally grades sloping to the south with approximately one-third remaining in the 100 year flood plain. Currently, the property has a fill permit and has been doing so for quite some time.

Mr. Lee stated if the PD case is considered for approval and SUP shall conform to the manufactured home park designation adopted in the UDC. The applicant has proposed and provided general standards & regulations to be adopted as part of the PD ordinance, in addition to the Concept & Streetscape and Landscape Plan as presented. Including the following:

- Maintenance of the common area, streets, water lines, pool, playgrounds and other amenities.
- The age and conditions of homes on the property.
- Installation, location and types of Accessory Structures on each lot.
- Public Safety Plans with Grand Prairie Police & Fire Departments.
- Provide designated mail kiosks and school bus stops.
- Provide and maintain interior landscaping, lighting and other private infrastructure to support the community.
- Completion of Flood Plain Development Permit as required by the Engineering Department.

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- Completion and acceptance of Phase II Environmental Study as required by the Environmental Services Department.
- Completion, submission and acceptance of Traffic Study of Shady Grove and proposed drive entry location as required by the Transportation Engineering Department.

Mr. Lee stated the concept site plan has been provided for illustrative purposes. The applicant has chosen to submit this detail with the concept site plan; therefore, the conceptual layout will be adopted as part of the amended PD ordinance. The amendment request includes a zoning exhibit, development standards, and conceptual design for streets and utilities. If the City Council approves the request, the site plan for the development will have to be in substantial conformance with the PD ordinance and further the goals of the Comprehensive Plan.

Mr. Lee stated the DRC and Planning Staff does not support this request based on surrounding zoning, land use and future development of the area that is the FLUM for Light Industrial uses.

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

Brad Williams with Winstead PC, STE 500 Winstead Bldg., 2728 N Harwood, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Williams gave a presentation, stating they take bad parcels of land and make them better they are not an RV park, nor a mobile home park they build manufactured homes that are regulated by HUD.

Property owner David Zulejkic, 301 E. Shady Grove Road, Grand Prairie, TX stated he has 35 years of experience with this type of communities they build affordable housing the homes would be in the \$75,000 range and look like regular homes. Their properties are gated with 2 playgrounds, a pool and community center.

Mr. Williams stated Shady Grove Road is a residential street that backs up to Light Industrial zoning therefor their community would create a natural buffer with their landscaping.

Commissioner Connor asked once the community goes in who would monitor the property to make sure the homes are being kept up and the property maintain, what would happen if someone does not take care of the property.

Mr. Zulejkic said there would be a manager onsite at all times along with security, they have rules that are enforced, every Thursday, if someone does not keep up their property they would be charge a fine.

Commissioner Moser said there could be up to 900 people living in this community and he only sees one way in and one way out.

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Commissioner Spare stated he looks at all of the cases and what they could bring in the future, if he sells this community in 15 years, he believes this community could become a problem in the future if this property is not well funded to make future improvements.

Philip Green, 930 Canadina, Grand Prairie, TX and Melvin Caraway, 418 S.W. 16th Street, Grand Prairie, TX stepped forward in support of this request.

Chairperson Motley noted several speaker cards submitted in support of this request, but did not wish to speak.

Doug Whitey, 301 Shady Grove Road, Edward Green, 1326 S. San Saba court, Danny Archie, 305 Gilbert Road, Darren P. Oliver, 322 Wright Boulevard, Luther L. Steadham, 206 E. Shady Grove Road, Ron Estep, 301 E. Shady Grove, Road, Grand Prairie, TX and Jan Littleton, 1505 Travis Circle, Irving, TX.

Olda Casasola, 320 E. Shady Grove Road, Grand Prairie, TX was in opposition to this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and deny case Z170501/SU170505. The action and vote being recorded as follows:

Motion: Womack

Second: Moser

Ayes: Johnson, Lopez, Moser, Motley, Spare, and Womack

Nays: Connor, Smith

Approved: 5-2

Motion: **carried.**

At 8:47 p.m. the Commission took a 10 minute recess.

Commissioner Smith stated her intent was to vote in support of the motion to deny case Z170501/SU170505, she believes it is in our best interest that we do not approve a mobile home community at this time.

PUBLIC HEARING AGENDA Item #14 - S170506 - Site Plan - Grocer at Victory @ Lakeridge (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction of a 35,962-square-foot grocery store. The 6.17-acre property is generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development-283 (PD-283) District, and within the Lakeridge Parkway Overlay District. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge.

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Ms. Ware stated the applicant intends to construct a 35,962 square foot grocery store on 6.17 acres. City Council approval of a Site Plan is required to develop property within a planned development district or an overlay district. Since the project site is in PD-283 and the Lakeridge Overlay District, site plan approval is required. The grocer is a European grocery chain with 10,000 stores in 27 European countries. This is the grocer's first time in the DFW market. The grocer will occupy a 35,962 square foot building on 6.17 acres. The project site is one of six lots in the Victory @ Lakeridge Addition, a development that is roughly 14 acres on the northeast corner of Lake Ridge Parkway and W. Camp Wisdom Road. The property is accessible by a drive on Lake Ridge Parkway. Mutual access easements provide access and facilitate circulation. The number of parking spaces required is calculated based on use. The proposal provides 160 parking spaces and exceeds the number of spaces required. The subject property is zoned PD-283 with a base zoning of General Retail District; development is subject to the standards for PD-283 and the GR District in the Unified Development Code. Table 2 evaluates the density and dimensional standards of the proposed development. With the exception of building height, the proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the required landscaping and screening.

Ms. Ware stated Appendix F contains standards that apply to development in an overlay district. The standards include requirements for building articulation, materials, and architectural elements. As proposed, the building materials and design do not meet Appendix F standards. Staff recognizes that the prototype for the store is unique and that certain design elements like the roof profile and predominance of glass on the west elevation make it difficult to meet and administer Appendix F. The following section evaluates the proposal against Appendix F and, when applicable, explains why a particular standard is not met. The proposal meets the requirement for horizontal and vertical articulation. The initial design did not provide building articulation. The revised building elevations provide articulation but exceed the maximum allowable height. Metal panels are used to provide horizontal articulation on the west façade. Since the west façade is primarily glass windows, metal panels represent 48.63% of the materials and exceeds the maximum percentage allowed for metal panels. The building façades are clad primarily in brick. The proposal does not meet the requirement for a 25% stone accent. The amount of stucco on the east façade exceeds 20%.

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

- Accent brick (BR-2) shall be replaced with accent stone comparable to accent stone used on Lot 5.
- Cast stone banding (CS-1) shall be replaced with accent brick comparable to accent brick used on Lot 5.
- South elevation shall be revised so that stucco is not utilized on a portion of the wall less than 8 feet in height.

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

Kevin Gaskey with Kimley-Horn, 12750 Merit Drive, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Moser moved to close the public hearing and approve case S170506 as presented by staff with Option #3, approve building elevations with original roof profile and replace accent brick (BR-2 on plans) with stone to satisfy stone accent, replace cast stone banding (CS-1 on plans) with accent brick similar to banding approved for Lot 5, and revise stucco to meet the standards. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15 - S170504 - Site Plan - Texas Department of Public Safety Driver License Office (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan for Texas Department of Public Safety's Driver's License Facility (12,864 sf) on one lot. The 5.78-acre property is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District for Commercial uses, and within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II.

Mr. Lee stated the applicant proposes to construct and operate a new 12,900 square foot Texas Department of Public Safety Driver's License Center on one non-residential lot. The 5.78 acre property is generally located at the northwest corner of Bagdad Road and Graham Street. The proposed new 12,900 square foot single-story mega center concept will provide universal testing and licensing to the general public as well as commercial vehicle testing and licensing. The site design for the building, parking and testing areas are laid out in such a fashion as to minimize potential adverse impacts on adjacent properties. The building will face Bagdad Road. The 5.78-acre site proposes two conventional access points intended to serve the general public providing entry/exist points of access. One-way commercial driveways are proposed on the northern and southern vicinity of the site providing ingress and egress for commercial vehicles and designed in such as fashion for vehicles to exit from the southern one-way drive and traverse due north in the direction of Interstate-30. The layout and designated circulation for commercial vehicular traffic is intended to prevent commercial vehicular traffic from traversing onto nearby residential neighborhood, parkland and elementary school site. Therefore the design for the commercial vehicles loops around the rear of the building from the north to the south as referenced earlier. A

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unique feature of the site is the proposed car and truck canopy. Located along the western portion of the building, this structure is designed to provide vehicle testing while mitigating potential noise, fumes and other potential spillover impacts to neighboring properties. The pre-finished metal canopy's dimensions are approximately: 80' Length, 90' Width, and 21' Height.

Mr. Lee stated PD-41 was established dating back to the 1950s. PD-41 allows for light industrial related uses and office/warehouse uses are allowed by-right. In addition to compliance with LI district standards; PD-41 additional conditions include: Maximum Height regulations of no hazard to air navigation per FAA, Screening requirement along the western edge of the property, Minimum building setback within 100 feet or west property line shall exceed 1-story in height. The proposed plan submitted generally complies with all UDC, I-30 Overlay Corridor District and PD-41 requirements, with the applicant requesting relief from the I-30 Corridor Overlay Standards as follows: 30' Landscape Setback, Exterior Material & Building Articulation Elements, and Type 2 Fence & Screening Requirement.

Mr. Lee stated as provided on the proposed building elevations, the proposed facility shall be constructed as tilt-wall & stone veneer construction complying with 100% masonry requirement. The principle exterior materials consist of concrete tilt-wall panels, E.I.F.S and limestone veneer. The building generally complies with the Corridor Overlay standards in providing vertical & horizontal articulation. The applicant is requesting relief from the standards allowing: The depth of the cornice element at the parapet wall extends 9" rather than 18" and Reduction in the 25% window requirement for east & southern elevation. A required 12' X 24' masonry trash enclosure shall match the building's exterior materials. As proposed the landscaping plan exceeds the minimum 4% requirement by providing 44% of the site for irrigated landscaping. The plan provides for nearly 23 street trees, 12 parking lots trees and 27 Bald Cypress trees are being proposed to provide additional buffer along the western 30' landscape edge. In addition to several hundred irrigated shrubs plantings throughout the site, a minimum 3' high berm shall be established in the rear 30' landscape buffer in addition to a 6' tall masonry wall along the property line.

Mr. Lee stated the applicant is requesting the following appeals.

1. Allow for chain-link fence with addition landscaping features in lieu of required Type 2 wrought-iron fence along the perimeter of the detention area.
2. Allow for reduction in the minimum 25% window requirement for the eastern and southern exterior building elevation.
3. Allow for reduction in the minimum 18" extension of the cornice element at the parapet wall to 9".
4. Reduction of the required 30' front yard landscape edge to minimum 15' front yard landscape buffer providing additional landscape features (trees & shrubs).

Mr. Lee stated the Development Review Committee recommends approval subject to:

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- Providing a Flood Plain Development Permit as required by the Engineering Department.
- Staff does not oppose the exceptions/appeals as requested.

Chairperson Motley asked if the Department of Public Safety own the property.

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

David Wardlaw, 510 W. 15th Street, Austin, TX stepped forward representing the case. Mr. Wardlaw stated they would be leasing the facility from a private development the property is leased based on the price and location.

Chairperson Motley asked if approved when do they anticipate construction to begin.

Mr. Wardlaw replied if approved they are looking at breaking ground within 3 months and hope to have the facility constructed within 6 months.

Lynette MacKay-Gascia, 2306 Sherry Circle, Grand Prairie, TX and Monique Jabalera, 2310 Sherry Circle, Grand Prairie, TX noted their opposition to this request.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170504 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- S170505 - Site Plan - Restaurant and Retail at Grand Central Crossing, Lot 2 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction of a 6,813-square-foot building for retail and restaurant uses on Lot 2 of Grand Central Crossing Addition. The 0.99-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the owner is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

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Ms. Ware stated the applicant intends to construct a 6,813 square foot building on Lot 2 of Grand Central Crossing Addition. City Council approval of a Site Plan is required for properties within a planned development district or an overlay district. Development at this location requires site plan approval by City Council because the property is zoned PD-273A and within the SH 161 Overlay District. The proposed multi-tenant building is for retail and restaurant uses. The 0.99-acre property is one of six lots in the Grand Central Crossing Addition, a 10-acre development that includes restaurants, retail, and a hotel. The property is accessible by a drive on Arkansas Lane; a mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. Table 2 provides the parking calculations for the proposed development. The number of parking spaces provided exceeds the number of spaces required.

Ms. Ware stated the subject property is zoned PD-273A with a base zoning of General Retail District; development is subject to the standards for GR District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are used to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations provide the required horizontal and vertical articulation. Primary building facades are required to include architectural features. The proposed elevations substantially comply with these standards. The south and west building facades do not meet the requirement of covered walkways and windows along 50% of the length of the façade. The west building façade is considered a primary façade because it is adjacent to a vacant lot. The vacant lot has the potential to develop so that a parking lot containing more than ten parking spaces is adjacent to the west façade of the proposed building. However, if development of the vacant lot is consistent with what is shown on the Concept Plan, the west façade of the proposed building will not be considered a primary façade. Staff has determined that the west façade meets the intent of the ordinance.

Ms. Ware stated the applicant is requesting an exception to the requirements for covered walkways and windows along the south façade. PD-273A requires that developers of multi-tenant buildings submit a unified signage plan to encourage unified design treatments and consolidation of multi-tenant signs. The signage plan submitted by the applicant meets UDC standards. This Site Plan establishes the design theme for the development. Subsequent development shall be required to use a minimum of three of the elements. The design theme includes the following elements:

- Predominant use of complimentary earth tones,
- Color palette that favors the warm end of the spectrum,
- Light/dark contrast between two masonry veneers,

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- Textural contrast between two masonry veneers, and
- Limited use of a deep saturated color as an accent.

Ms. Ware stated staff recommends approval.

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

Don Sopranzi, 10260 N. Central Expressway, Suite 258, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170505 as presented and recommended by staff.. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17 - SU170501/S170507 - Specific Use Permit/Site Plan - Restaurant and Retail at Grand Prairie Corners (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction of two buildings for retail/restaurant uses and the operation of a restaurant with a drive-through. The 3-acre property is zoned Planned Development-294 (PD-294) District, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Johnathan Hake, Cross Engineering, the applicant is Dave Carter, NDC Holdings, and the owner is Charlie Anderson, TA Ikea 10, LP.

Ms. Ware stated the applicant intends to construct two buildings for retail and restaurant uses on 3 acres. A restaurant with a drive-through is proposed for Building A. City Council approval of a Site Plan is required to develop properties within a planned development district or an overlay district. A Specific Use Permit is required for a restaurant with a drive-through that is located in an overlay district. A Specific Use Permit and Site Plan are required because the subject property is in a planned development district and the SH 161 Overlay District. Two multi-tenant buildings are proposed for the site. Building A is 12,250 square feet and Building B is 9,500 square feet. A restaurant with a drive-through is proposed for Building A. Mattress Firm and Jason's Deli are two of the tenants; other tenants are not known at this time. The property is accessible by an off-site drive on SH 161 and a mutual access easement. The required number of

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parking spaces is determined by use. Table 2 provides the parking calculations for the proposed development. The proposal meets the required parking.

Ms. Ware stated the subject property is zoned PD-294 with a base zoning designation of General Retail. Development is subject to the density and dimensional standards contained in PD-294 and the UDC. Table 3 evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. The purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are used to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The exterior of both buildings feature concrete tilt-wall with reveals and stone. Table 5 summarizes the building materials by façade. The proposed building elevations meet the materials requirement. Primary facades are required to provide building articulation and architectural features. Architectural features include architectural elements, parapet with projecting cornice, covered walkways, windows, and roof profile variation. The building elevations provide the required articulation and substantially comply with the standards for architectural features. The south and east facades of Building B do not provide covered walkways along 50% of the façade. However, staff has evaluated the proposed elevations against Appendix F and has determined that the south and east facades of Building B meet the intent of Appendix F.

Ms. Ware stated staff recommends approval.

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

Amy Sumners, 5310 Harvest Hill Road, #226, Dallas, TX and Charlie Anderson with TA Ikea 10, LP, 4801 West Lovers Lane, Dallas, TX were present representing the case and to answer questions from the Commission.

Chairperson Motley stated this site is adjacent to Ikea and asked if there has been any discussion with Ikea regarding this case.

Mr. Anderson replied no there has not been any communication Ikea did not purchase the remainder of the property.

Chairperson Motley asked that they meet with Ikea to discuss this project before this case is resented to the City Council.

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There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170501/S170507 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18 - SU170503/S170509 - Specific Use Permit/Site Plan - Retail, Restaurant, and QSR at Grand Central Crossing, Lot 3 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction of a 6,813-square-foot building for retail/restaurant uses and operation of a restaurant with a drive-through. The 1.74-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

Ms. Ware stated the applicant intends to construct a 6,813 square-foot building for retail and restaurant uses on Lot 3 of Grand Central Crossing Addition. A restaurant with a drive-through is proposed for the east side of the building. Smoothie King will occupy approximately 1,500 square feet of the building and operate the drive through. City Council approval of a Site Plan is required for the development of properties within a planned development district or an overlay district. Development at this location requires site plan approval by City Council because the property is zoned PD-273A and within the SH 161 Overlay District. A Specific Use Permit is required for a restaurant with a drive-through that is located within 300 feet of a residential district or in an overlay district. Operation of a restaurant with a drive-through at this location requires a Specific Use Permit because the property is within 300 feet of a residential zoning district and within the SH 161 Overlay District. The 1.74-acre property is one of six lots in the Grand Central Crossing Addition, a 10-acre development for restaurants, retail, and a hotel. The proposed multi-tenant building is 6,813 square feet. Smoothie King will occupy about 1,500 square feet on the east side of the building and operate the drive-through. The property is accessible by a drive on Arkansas Lane; a mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. Table 3 provides the parking calculations for the proposed development. The number of parking spaces provided exceeds the number of spaces required.

Ms. Ware stated the development is subject to the standards for GR District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements.

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The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. The UDC requires a 15-foot landscape buffer planted with trees. However, a 100-foot power line easement with overhead transmission lines is located along the east property line. Structures and tall landscaping are prohibited from being placed within the easement. The applicant has proposed an open space amenity within the 100-foot power line easement as an alternative to the required landscape buffer with trees. The open space design includes walking trails, short plantings and benches. Residents will be able to access the green space amenity through a portal in the existing wall. The open space amenity was presented to representatives of the Brookfield North Homeowners Association. Representatives of Brookfield North HOA requested that the portal be gated and locked.

Ms. Ware stated the purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations meet the materials requirement. Primary facades are required to include the architectural features. The proposed building elevations meet the standards for architectural elements, parapet with cornice, and roof profile variation. The south and east building facades do not satisfy the requirements for covered walkways and windows.

Ms. Ware noted PD-273A requires that developers of multi-tenant buildings submit a unified signage plan to encourage unified design treatments and consolidation of multi-tenant signs. The signage plan submitted by the applicant meets UDC requirements. This site plan establishes the design theme for the development. Subsequent development shall be required to use a minimum of three of the elements. The design theme includes the following elements:

- Predominant use of complimentary earth tones,
- Color palette that favors the warm end of the spectrum,
- Light/dark contrast between two masonry veneers,
- Textural contrast between two masonry veneers, and
- Limited use of a deep saturated color as an accent.

Ms. Ware stated the applicant is requesting an exception to the requirement for covered walkways along 50% of the length of the façade for the south and east facades and an exception to the requirement for windows along 50% of the length of the façade for the south and east facades. The applicant has proposed the following compensatory measures: Higher percentage of stone and Cast stone and brick accent banding

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

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- Restaurant with drive-through hours of operation shall be limited to the following hours:

Day	Hours
Monday – Friday	7:00 am to 9:00 pm
Saturday	8:00 am to 9:00 pm
Sunday	10:00 am to 8:00 pm

- Phasing of the open space amenity is determined in the recommendation by the Planning and Zoning Commission.
- The Walmart drive is striped to show two entrance lanes and one exit lane.

Commissioner Moser asked how far, would the drive-through be from the residential.

Ms. Ware replied 100 ft. from the residential.

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

Byron Waddey, 1919 S. Shiloh Road, Ste 440, Garland, TX and Don Sopranzi, 10260 N Central Expressway, Dallas, TX were present representing the case and to answer questions from the Commission

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170503/S170509 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19 - SU170504/S170510 - Specific Use Permit/Site Plan - 7-11 at 161 and Pioneer Pkwy. (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit/Site Plan for a convenience store with gasoline pumps on one lot. The 1.612-acre property is located on the southwest corner of State Highway 161 and Pioneer Parkway. The property is zoned Light Industrial (LI) District, and within State Highway 360 (SH-360) Overlay Corridor District. The agent is Karen Mitchell, Mitchell Planning Group, LLC and the owner is Gary Fullington, Pioneer 161 Crossing, LLC.

Mr. Lee stated the applicant is requesting approval of a specific use permit and site plan to construct and operate a 3,000-square-foot convenience store with gasoline sales on 1.612 acres in Light Industrial zoning district. Convenience store with gasoline sales require Specific Use

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Permit, in addition the site lies within the State Highway 161 corridor requiring P&Z and City Council oversight for new development. The 1.612-acre property is undeveloped. Two access points have been provided, one to Pioneer Parkway and one to the S.H. 161 service drive, which provides direct linkage via off-site access easement through the property to the southeast to the northwest. The site will be developed with a 3,000-square-foot convenience store, gasoline pumps, and associated parking. The table below provides details regarding parking. Article 10 indicates the parking requirement for a service station is one space per 400 square feet with a minimum of six spaces. The statement of operation indicates the service station will operate 24-hours per day, seven days per week selling fuel for automobiles and light trucks; as well as, limited convenience items, including bagged ice and small propane tank exchange. A convenience store with gasoline sales is a permissible use, subject to approval of a specific use permit, within the Light Industrial (LI) District.

Mr. Lee stated the subject site is zoned Light Industrial and is located in the SH-161 Overlay Corridor. The table that follows provides an analysis of the proposal's compliance with the LI District provisions. The proposal meets all applicable minimum dimension requirements outlined in UDC. All of the minimum requirements have been met. The elevations as proposed are consistent with the UDC requirements. The UDC requires façades to be 100% masonry, excluding doors and windows. The project is within the SH-161 Corridor Overlay District and is subject to the provisions contained in Appendix F of the UDC. While, the UDC requires 100% masonry, the Appendix F allows 80% primary masonry and 20% secondary masonry. The applicant is proposing a brick and stone façade. Based on the information submitted by the applicant, the proposal meets the minimum requirements. The subject site is governed by the UDC, and SH 161 Overlay standards. The requirements are as follows: Including a minimum thirty-foot (30') landscape edge along State Highway 161 Service Road and Pioneer Parkway. The site plan complies with all of the minimum landscape requirements set forth in the UDC.

Mr. Lee stated currently, there is a convenience store w/gasoline sales operating at the northeast corner of S.H. 161 and Main Street and another at the southeast corner of Interstate 20 and Lakeridge Parkway, a 6-lane divided arterial directly transitioning from S. H. 161. Further, there is also another fueling facility with a small convenience store, owned by Walmart, which is being constructed at the northeast corner of Arkansas Lane and S. H. 161. Based on the size of the site at 1.6 acres the development options are limited. Staff suggests that the proposed 24-hour convenience store, while compliant with the minimum development standards and in many areas exceed those required for approval. While the proposal meets the technical requirements of the Unified Development Code, there are concerns about the potential proliferation of convenience stores with gasoline sales along the S.H. 161 corridor is not in keeping with the city's vision of establishing a premier retail corridor and destination center that are intended to attract visitors from throughout the Metro-Plex and beyond.

Mr. Lee stated while the DRC has concerns about the proliferation of Gas Sales/Convenience Stores in the SH 161 Corridor, if this case is considered for approval DRC recommends the following conditions:

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1. The site plan shall be consistent with all regulations in the UDC as amended.
2. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU170504/S170510.
3. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding food service.
4. Dedication by separate instrument a sidewalk easement along the eastern portion of the property to accommodate a public sidewalk.

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

Karen Mitchell with Mitchell Planning Group, LLC, 7823 Nine Mile Bridge Road, Fort Worth, TX stepped forward representing the case and answer questions from the Commission. Mrs. Mitchell gave a presentation stating the property is zoned and surrounded by Light Industrial uses.

Gary Fullington with Pioneer 161 Crossing, LLC, 10755 Sandhill Road, Dallas, TX stated the site has been approved by 7-Eleven, they are prepared to be opened by the end of the year.

Chairperson Motley stated the Thompson Family Corporation have been good to the City of Grand Prairie, but this area extremely concerns him being along a major corridor of Hwy 161, and asked if this is the best use for this property. The people in Grand Prairie do not want to see a gas station at very corner therefore he cannot support this development.

Mr. Fullington stated they have worked hard on meeting the Overlay districts standards.

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

Motion: Moser

Second: Connor

Ayes: Connor, Lopez, Moser, Smith, Spare

Nays: Motley, Womack

Approved: 5-2

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20 - Z170502 - Zoning Change - 602 NW 19th Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to rezoning request from Planned Development 112 (PD-112) Commercial to Single Family Six (SF-6) District Residential. The 0.528 acre vacant property is located at the northeast corner of NW 19th Street and Cain Lane, addressed at 602 NW 19th

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Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfola, OKM Engineering, Inc. and the owner is Joel Vallejo.

Mr. Lee stated the Planned Development (PD-112) District to Single Family-Six District to allow the construction of four single family detached homes. If the property is rezoned to Single Family-Six District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. If rezoned to Single Family-Six (SF-6) District, the subject property will be governed by the Single Family-Five District standards, allowing for exceptions to the 80% exterior masonry materials requirement. Replatting of the property will be required prior to the issuance of any building permits. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

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

Shola Morohunfola with OKM Engineering, Inc., 112 S. Madison Avenue, Dallas, TX and Joel Vallejo, 700 N.W. 19th Street, Grand Prairie, TX were present representing the case and answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170502 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: 7-0

Motion: **carried.**

Citizen Comments: None

Commissioner Moser moved to adjourn the meeting of May 1, 2017. The meeting adjourned at 10:15 p.m.

Lynn Motley, Chairperson

ATTEST:

Joshua Spare, Secretary

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