



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, 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 6:30 p.m. Chairperson Motley welcomed Bill Moser to the Commission, Commissioner Moser gave the invocation, Commissioner Smith led the pledge of allegiance to the US Flag, and Commissioner Fisher led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180901 - Preliminary Plat - Harmony School of Science, P180902 - Minor Subdivision Plat - Pittman Addition, Minor Plat, P180903 - Preliminary Plat - Forum Drive, Phase 1, P180904 - Final Plat - Prairie Lakes, P180905 - Preliminary Plat - Century Commercial Park, RP180901 - Replat - Atmex Addition, RP180902 - Replat – Shady Grove Acres, Lot 3R & 4R1.

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

PUBLIC HEARING CONSENT AGENDA: Item #3- P180802 - Preliminary Plat - Crescent Heights (City Council District 2). Preliminary Plat for Crescent Heights consisting of 89 single family detached residential lots, 1 open space lot, all on 13.107 acres. 13.107 acres tract of land out of Edward B. Wooten Survey, Abstract No. 135, located in the H. Henderson Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas. The property is zoned PD-14B district and is generally located at the southeast corner of S.W. 3rd Street and Freetown Road. The applicant is Sandy Stephens, Cole Design Group and the owner is Yigal Lelah, Casa Bella Homes.

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Item #4-RP180801 - Replat - Winholt Addition (City Council District 1). A request to approve a replat, Winholt Addition, Block 1 Lots 1 & 2 to establish property boundaries for two industrial lots on 4.971 acres. 4.971 acres out of the Madison Gooden Survey, Abstract No. 594, City of Grand Prairie and Arlington, Tarrant County, Texas. The property is generally located east of 111th Street, just north of the city limit boundary with City of Arlington; more specifically addressed at 1116 111th Street. The property is zoned Light Industrial (LI) District and is within the Great Southwest Industrial (GSW) District. The applicant is Gina McLean, Nationwide Construction and the owner is Jonathan Holtz, Jono Realty.

Item #5-RP180802 - Replat - Iglesia Evangelica (City Council District 5). Final Plat of Lot 350R3, Block 793, Iglesia Evangelica Addition, a single lot for a residential development. Lot 295, Block 793, Burbank Gardens Addition, and Lot 350R2, Block 793, Iglesia Evangelica Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, Single Family-4 Residential District and addressed as 501 NE 31st Street and 502 MacArthur Boulevard. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Iglesia Evangelica.

Item #6-SU180802 - Specific Use Permit - Re-Teck Electronics (City Council District 1). Consider a request to approve a Specific Use Permit for a Warehouse with Indoor Electronic Salvage Use. The 5.8 acre property is zoned Light Industrial (LI) District. The property is generally located on the southeast corner of 109th Street and Avenue T, more specifically addressed at 902 Avenue T. The property is located in Great Southwest Industrial (GSW) District and lies in Council District 1, represented by Councilwoman Jorja Clemson. The applicant is Glen Leatherwood and the owner is Reza Soltanian, Regant Aerospace Corp.

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 P180901, P180902, P180903, P180904, P180905, RP180901, and RP180902, approve the minutes of July 2, 2018, approve public hearing consent agenda items P180802, P180803, RP180801, RP180802, and SU180802.

Motion: Spare

Second: Colman

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

Nays: None

Approved: 9-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #7– S180801 - Site Plan - Olive Garden at Epic West Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for Olive Garden, a 7,757 sq. ft. restaurant at Epic West Towne Crossing on 1.875 acres. Lot 5, Block B, of Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3138 S Highway 161. The agent is Kourtnie Airheart, CDS Development, the applicant is James Powell, Olive Garden Holdings, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the proposed use is a full service restaurant. The site is accessible from the private street that bisects Epic West Towne Crossing. The proposed number of parking spaces exceeds what is required. The property is subject to density and dimensional requirements in PD-364 and Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements. The building is primarily clad stone veneer with brick accents and barrel roof tile. Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposed elevations require an exception to this requirement. The following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations require several exceptions to the building design requirements in Appendix F. The applicant has submitted plans for wall signs and a projecting sign. Signage is typically reviewed during a separate process. However, a variance is required for the projecting to-go sign with a 9 ft. clearance when 12 ft. is required. The variance for the projecting sign will be considered with the Site Plan request.

Ms. Ware stated the applicant is requesting an exception to the requirement for windows along 50% of the south and west façades to allow elevations with windows along 32% of the south façade and 19% of the west façade. Both façades use brick veneer in the shape of windows to add visual interest. Staff recommends that the applicant replace the brick veneer “windows” with spandrel glazing, Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The applicant is requesting an exception to the stone accent requirement, the building materials and design are not consistent with the design theme established for Epic Towne Crossing, and the projecting signs are required to have 12 ft. clearance. The applicant is requesting a variance to allow a projecting sign with a 9 ft. clearance. Staff does not object to the variance.

Ms. Ware stated the Development Review Committee (DRC) recommends approval.

Commissioner Spare asked how many completed building do we have in Epic West Towne Crossing corridor. Ms. Ware replied there are several buildings being constructed at this time, but are not fully completed. Commissioner Spare asked if the buildings that are under

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construction at this time all meet the City's standards for the overlay district. Ms. Ware replied yes.

Commissioner Fisher said by allowing variances we could be setting precedence for future developments.

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

James Powell with Olive Garden Holdings, LLC, 1000 Darden Center Drive, Olive Garden H, Orlando, Florida stepped forward representing the case and to answer questions from the commission. Mr. Powell presented staff with a packet of information and what the restaurant would look like a restaurant with retail space. He said they are in agreement with staff's recommendations.

Chairperson Motley stated the entire Hwy 161 corridor is a key area to the city we are doing everything we can for the people of this city, we would like to resolve all issues regarding the variances tonight, and asked if they would be willing to meet the spandrel glazing requirement on the windows on the south and west sides of the building. Mr. Powell replied yes.

Commissioner Moser said Olive Garden deals with a lot of cities all over the United States, if the building was in South Lake, would their look change. Mr. Powell said corporate likes to keep their own style no matter where they build.

Chairperson Motley said he would like for Mr. Powell to meet with staff, if this case is approved, before the case is presented to the City Council to come up with the best look that they possibly can for this restaurant.

Commissioner Connor stated he would like for all of the developments to meet the city standards for this corridor.

Commissioner Carranza asked how big we are with the standards in place, restaurants usually have their own design and asked if we could allow them to stand alone, but also meet the requirements.

Commissioner Smith said we need to consider the design of the building when it comes to restaurants, we should come up with a happy medium. Mr. Norwood said we are ready to move forward with this case staff can meet with the applicant to come up with a building design before the case is head by the City Council.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180801 as presented by staff and the applicant meet with staff to

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come up with a building design before the case is presented to the City Council. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Mosier, Motley, Smith

Nays: Spare

Approved: 8-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8– SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (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 with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.

Mr. Collins stated the property is zoned Planned Development-221. The subject property is located within the State Highway 161 (SH-161) Overlay Corridor District. Operations of this development will include a 24 hour convenience store with gasoline sales. Per the operational plan, there will not be a car wash, showers, or overnight parking at the facility. The property will be accessible from Highway 161 Service Road and Hardrock Rd. The property has sufficient employee and customer/visitor parking. Total parking required; 8, total parking provided: 28, including 2 handicapped parking; all van accessible. 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 applicant will be responsible for improvements made to Hardrock Rd. The proposed development meets the density and dimensional requirements for the zoning district. The UDC standards require the proposed building to be 100% masonry materials. Per the submitted site plan, the applicant is providing 100% masonry material for the site.

Mr. Collins stated the Development Review Committee recommends support pending the following condition(s):

- Elevations/Facades submitted to planning staff are not consistent with the façade drawings submitted to the City of Grand Prairie CCDC. Due to the building being located within the Highway 161 Corridor Overlay, as well as where the building is located on the lot, staff recommends that the applicant treat all four sides of the building as primary facades.

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Commissioner Coleman noted in staff's presentation in the request overview they show to have 6 diesel fuel pumps onsite in his opinion this would make this facility a truck fuel stop, we need to think about this case very closely and be very careful what is being approved, because this could become a truck stop.

Chairperson Motley asked if staff had discussed with the applicant the diesel fuel pumps. Mr. Collins replied yes this issue was brought up to the applicant.

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

Melanie Bagley with Hunter Development Group, 2348 Arezzo Lane, Allen, TX stepped forward representing the case and to answer questions from the commission. She stated the diesel fuel pump was brought up by staff, there would only be 3 diesel fueling pumps the station is not designed for big trucks.

Commissioner Coleman stated having diesel fueling could become an issue located along Hwy 161, would this development be a deal breaker if they did not have diesel fuel onsite. Ms. Bagley said this station would be very beneficial to this location being located in an industrial district they would make sure that operations knows and be responsible to make sure that no parking of trucks be allowed onsite.

Commissioner Motley asked about the façade of the building. Ms. Bagley stated because of the layout and budget cost, they are requesting a variance to the building articulations, what they are proposing on the back windows is a haring-bone brick pattern by this design they feel they are meeting the intent of the building design façade.

Commissioner Spare stated this development does not meet the design standards. Ms. Bagley said because of the use of the building in these areas, such as their bathrooms and offices, they feel the haring-bone design would be an adequate feature. Commissioner Spare asked could they meet the city halfway with the design standards. Ms. Bagley said they would be willing to work with staff.

Commissioner Lopez asked if trucks could inter the premises off Hard Rock Road. Daon Stephens replied yes, once Hard Rock Road is improved.

Commissioner Moser asked if Ms. Bagley represents all of the 7-Elevens in the area, and asked why the roof, tower features, and the spandrel glazing were removed from the original site plan. Ms. Bagley replied she does not represent all of the 7-Elevens and the building does meet the code standards.

Commissioner Connor said Hwy 161 is the gem of Grand Prairie and asked why make exceptions to the standards.

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Steve Norwood stated by not having any windows at the back of the building how could they visibly see what happens at the back of the building.

Chairperson Motley stated staff needs to visit this case a little closer.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and table case SU180804/S180802 to give the applicant time to meet with staff to discuss the diesel gas pumps, the back visibility, and the spandrel glazing requirement. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved to Table: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9– S180805 – Site Plan – Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation a Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC.

Ms. Ware stated the proposed multi-tenant building is for retail and restaurant uses. Most of the proposed 10,683 sq. ft. building is intended for a single restaurant which includes outdoor dining. The remaining 3,025 sq. ft. is designated for retail. The 1.4-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 site is accessible from SH 161 frontage road and Arkansas Ln by a mutual access easement. The access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. The number of parking spaces provided exceeds the number of spaces required. 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 proposal meets the landscape and screening requirements. The building materials consist primarily of stone and brick, with stucco and EIFS accents. The applicant is proposing to use an engineered wood product on the tower element on the west and south façades. The proposed building materials meet Appendix F with one exception. All four façades are considered primary façades. Primary façades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F.

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Ms. Ware stated the applicant is requesting the following exceptions: Article 10 requires off-street loading spaces for non-residential structures with an area of 10,000 sq. ft. or more. One 12 ft. by 65 ft. loading space is required. The applicant is requesting that this requirement be waived. Staff does not object because the building size is just above the threshold for requiring loading spaces and because applicant is using the area which could be used for a loading space for additional landscaping. The applicant has indicated that deliveries to tenants typically occur before normal business hours; delivery vehicles are parked in front parking spaces and deliveries made through the front door. The applicant is requesting an exception to permissible building materials in Appendix F to allow the use of an engineered wood product. Staff does not object. The use of engineered wood product is minimal—it accounts for 12.2% of the south façade and 8.3% of the west facade—and is part of the branding theme for the restaurant. The applicant is requesting an exception to the building articulation requirements to allow a wall to extend greater than 60 ft. without articulated elements. Staff does not object to this exception. The wall extends 71 ft. without articulation and the length of the articulated offsets at either end of the façade exceeds what is required. The applicant is requesting an exception to the requirement for covered walkways along 50% of the façade and windows along 25% of the façade. The applicant is also requesting an exception to the articulation requirements to allow a wall to extend greater than 60 ft. without incorporating vertical articulation. The east façade faces the front of the hotel approved for Lot 6 of the development. This presents an opportunity to create a setting in which hotel guests can walk to the restaurant. However, as proposed, there is no sidewalk or path for guests to use to walk to the restaurant entrance. The applicant is proposing to use the rear door as a service entrance only instead of a secondary entrance/exit for hotel guests. Staff recommends that the applicant revise the east façade to meet Appendix F requirements in order to be more inviting to hotel guests and minimize appearance of the freezer. Ms. Ware stated the Development Review Committee recommends approval of exceptions one through three and the condition that the applicant revises the east façade to meet Appendix F requirements.

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

Donald Sopranzi, Architect with JCD Holdings, LLC, 1060 N. Central Expressway, Dallas, TX stepped forward representing the case and to answer questions from the commission. He stated the east façade does face the front of a hotel, but their restaurant only uses the front door for guess, because the restaurant is not design to have two entrances.

Commissioner Spare stated the Commission was put in place to recommend to the City Council.

Commissioner Moser stated there is an ordinance in place regarding serving alcohol next to a school. Mr. Jones stated the applicant has applied for an alcohol variance that is scheduled before City Council on August 21st. Commissioner Moser noted if this case is denied they can still appeal to the City Council for approval.

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Chairperson Motley asked if the school district was notified of the alcohol sales. Mr. Jones replied yes notices were sent out on the alcohol variance request. Commissioner Spare stated he cannot support a request that sells alcohol next to a school.

There being no further discussion on the case Commissioner Spare moved to table case S180805 to give the applicant and staff sometime to come up with a better building design. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Coleman, Connor, Fisher, Lopez, Mosier, Motley, Smith, Spare

Nays: Carranza

Approved to Table: 8-1

Motion: **carried.**

Chairperson Motley noted case #11, 12, and 13 would be next on the agenda.

PUBLIC HEARING AGENDA Item #11– Item #12-Z180802/CP180801 - Zoning Change/Concept Plan - Hidden Tree (City Council District 1). Senior Planner Savannah Ware presented the case reports and gave a Power Point presentation to approve a Planned Development and Concept Plan for a Hidden Tree, a manufactured home park with 300 units on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic, 67ECO, LLC.

Item #12– SU180801 - Specific Use Permit - Hidden Tree (City Council District 1) A Specific Use Permit for Hidden Tree, a manufactured home park on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic.

Ms. Ware stated the Concept Plan depicts a 300-unit manufactured home park (MHP) with internal private streets, off-street parking, and open space amenities. The MHP will have rules and regulations, architectural requirements similar to single family, and provisions for individual lot maintenance. The proposal includes; 98 double-wide units and 202 single-wide units; two gated entrances with cameras and license plate readers; an amenity center and office near the primary entrance; a system of green spaces and trails; a soccer field, two dog parks, a playground, swimming pool and basketball court; and a plan to save 381 existing mature trees and plant over 700 new trees.

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The proposal is consistent with standards found in the Unified Development Code and consistent with goals and policies contained in the 2010 Comprehensive Plan. The Development Review Committee recommends approval with conditions for approval.

Commissioner Spare asked if this development would have a Public Improvement District, and how can we be guaranteed if this management goes out of business that the premises would be taken care off, he is worried something could happen and there would be no one to maintain the property.

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

David Zulejkic, 701 E Shady Grove Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. He purchased the property 3 years ago and would like to fill the gap between an apartment complex and a single family home they plan on having a lifelong community with this development. They would be saving 381 trees and adding another 700, they plan on adding value to the homes. Mr. Zulejkic presented the Commission with a packet of the amenities for this development and a petition in support of this request.

Commissioner Spare said as a manufactured homeowner, what is the longest he has own one of these communities. Mr. Zulejkic replied since 2009.

Commissioner Fisher asked if he intends to sell the property in the future. Mr. Zulejkic replied he has no plans on ever selling this community.

Commissioner Smith asked if he would be working with homeowners, State, etc. Mr. Zulejkic said he would own and carry the house note with zero interest.

Commissioner Coleman asked if there would be no mortgage. Mr. Zulejkic replied no he would be the legal holder of the properties.

Commissioner Lopez asked who would do the upkeep of the properties. Mr. Zulejkic said if the tenants do not maintain their premises they would hire someone to do it and charge the tenant.

Chairperson Motley asked if the applicant has met with the Rocky Spring Missionary Baptist Church on their concerns. Mr. Zulejkic stated he has tried contacting them several times, but has not had a chance to speak with them.

Zachary Herin, 1175 Post & Paddock, Ste 200, Grand Prairie, TX stepped forward in support of this request. He said Mr. Zulejkic has been ranked in the top 20 for having the best manufactured home communities, David always develops what he says his going to do they are always very unique.

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Tony Coney, 385 E Shady Grove Road, Grand Prairie, TX said he is the business owner next door, he operates a trucking business and wants to know what will happen with the residences when they complain of the noise, what are the buffer zones adjacent to his property. Ms. Ware noted the property would be surrounded by a masonry screening wall.

Branzon Ozuna, 709 N. Collins Freeway, #263, Howe, TX stepped forward in support of this request. He lives in one of Mr. Zulejkic's mobile home communities everyone in his town loves his development.

Chairperson Motley noted several speaker cards submitted in support of this request.

Doug Whitey, 701 E Shady Grove, Road, Grand Prairie, TX
Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, TX
Ron Estep, 1010 Green Penny Court, Bartonville, TX
Ana Ramirez, 701 Shady Grove Road, Grand Prairie, TX
Ashley Whitby, 701 W. Shady Grove Road, Grand Prairie, TX
Samantha Cruz, Grand Prairie, TX
Sylvia Hill, 613 Moda, Grand Prairie, TX
Olegario Arejo, 418 E Shady Grove Road, Grand Prairie, TX

There being no further discussion on the case Commissioner Carranza moved to close the public hearing and approve case Z180803/CP180801 as presented by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Smith, Spare

Nays: Coleman, Motley

Approved: 7-2

Motion: **carried.**

Chairperson Motley stated he does not feel this is the best interest for the City of Grand Prairie.

Commissioner Coleman stated the reason he voted against this case is because he believes there could be a better use for this property.

At this time the Commission took a 10 minute break at 8:50 p.m.

Chairperson Motley called the meeting back in session and asked for a motion on case SU180801. Commissioner Spare moved to close the public hearing and approve case SU180801 as presented by staff. The action and vote being recorded as follows:

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Motion: Spare

Second: Lopez

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Smith, Spare

Nays: Coleman, Motley

Approved: 7-2

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13– Z180801 - Zoning Change - Northeast Corner of Highway 161 and Shady Grove (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a request to rezone 10.035 acres from SF-1 and PD-3 to Commercial. Tracts 12, 12.1, 13, and 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned SF-1 and PD-3, within the SH 161 Overlay District, and generally located at the north east corner of N Highway 161 and W Shady Grove Rd. 918, 902, and 1002 W. Shady Grove Road. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP, and the owner is David Zulejkic.

Ms. Ware stated the current mobile home use will become legally nonconforming with the passage of Commercial zoning. Rezoning the property to Commercial will bring the zoning into conformance with the FLUM. The Development Review Committee recommends approval.

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

David Zulejkic, 701 E Shady Grove Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Dennis Parker, 902 W. Shady Grove Road, TX stepped forward in opposition to this request. He stated himself and about 35 other people were not aware of this zoning change, and wonders what would happen to them.

Commissioner Lopez asked if he owned his home. Mr. Parker replied yes, just the home not the lot.

Chairperson Motley asked if he has to move where would he move and how long has he live at this location. Mr. Parker said he has lived in this community for 6 years and he is does not know where he would move, he lives on a fixed budget.

Commissioner Coleman said if this case is approved then the community would become a legal non-conforming use, but does not mean they need to move right of way.

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Crystal Ibarra, 902 W. Shady Grove Road, Grand Prairie, TX is in opposition to this request.

Virginia Zapata, 902 W. Shady Grove Road, Grand Prairie, TX stated she has lived in the community with her family for many years, and asked how long do they have to find another place to live, they had no warring of this case what is going to happen to them.

Chairperson Motley said Mr. Zulejkic bought the property and has not talked to the people who live there he would ask that he meet with them to help make this a good transition.

Commissioner Lopez asked how long he has owned the property. Mr. Zulejkic said he purchased the property in June.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z180801 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Motley, Smith

Nays: Spare, Coleman

Approved: 7-2

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– Z180803/CP180802 - Zoning Change/Concept Plan - 400 W. Tarrant Road (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan from Planned Development PD-217 to Planned Development PD-217D to facilitate the development of retail and commercial uses at 400 W. Tarrant Road. A portion of property recorded as Stonechase Apartments Addition City of Grand Prairie, Dallas County, Texas. Approximately .865 acres zoned PD-217 in the Belt Line Overlay located approximately 800 feet east of the intersection of W. Tarrant Road and NW 7th Street and addressed as 400 W. Tarrant Road. The applicant is Matt Hurt, Dawson & Sodd and the owner is Stephen Corley, Nat. Elect. Cont. Assoc.

Mr. Jones stated the proposed uses on the property would follow the use charts found in PD-217. The Development Regulations detail six proposed variances from PD-217 listed below. Three Concept Plans are presented with the PD amendment showing potential development scenarios on the property, but are not intended to reflect a specific development proposal. Approval of the Concept Plans would not obligate future development on the property to any specific scenarios, uses, building footprint, or driveway layout so long as any development proposed substantially conforms with the requirements of PD-217 and the specific standards. Any future development on the property will require review and approval of a Site Plan to determine compliance with the

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standards of the Planned Development. Any Site Plan proposed on the property would be required to follow the development standards of PD-217 with the following exceptions:

1. Minimum Lot Width reduced from 150 feet to 95 feet;
2. Front Yard Setback reduced from 25 feet to 10 feet;
3. Multiple rows of parking allowed in a front yard;
4. No per foot street tree requirement (minimum 12 street trees required);
5. Landscape buffer reduced from 10 feet to 5 feet;
6. Driveway locations allowed per Exhibit A;
7. Primary ground signage shall consist of no more than one monument sign with maximum dimensions of 8 feet by 8 feet per street frontage.

Mr. Jones stated staff recommends approval of the request for zoning amendment and the associated amendments to Planned Development PD-217.

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

Henry Quigg with Richmond Group, 12200 Stemmons Freeway, Ste 317, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z180803/CP180802 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– SU180805/S180803 - Specific Use Permit/Site Plan – Oakdale and Hwy 161 (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 625,346 square foot industrial warehouse with proposed storage use 53.4 acres. John R Baugh Abst 137 Pg 65, City of Grand Prairie, Dallas County, Texas, Planned Development-39 (PD-39), within the Highway 161 Overlay District, addressed as 1113 W. Oakdale Road. The owner is Travis Baxter, Pritchard Associates.

Mr. Collins stated the property is zoned Planned Development-39 district. The subject property is located within the State Highway 161 Overlay Corridor District. Operations of this

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development include daily deliveries of bulk product on 18-wheelers along with proposed trailer parking and outside storage. The warehouse anticipates offices located at each building corner. The development will comply with the City's environmental standards and noise ordinance. Outdoor storage areas will be screened with 4 ft. shrubs and berm. Height of the screening (berm and evergreen plants) at the time of installation will be 8 ft. The property will be accessible from Highway 161 Service Road and W. Oakdale Rd. The property has sufficient employee and customer/visitor parking. Total parking required: 236, total parking provided: 265. The UDC standards require the proposed building to be 100% masonry materials. Per the submitted site plan, the applicant is providing 100% masonry material for the site. Outdoor storage areas will be screened with 4 ft. shrubs and berm. Height of the screening at the time of installation will be 8 ft.

Mr. Collins stated this is the first facility of its type and size on Oakdale and one of the first directly on 161 frontage. The character of Oakdale is largely small businesses with some residential. Recent development along 161 north consists of smaller scale boutique operations such as Trinity Hearth and Home and TPW Metal Finishing, or smaller industrial flex space such as the 266,000 square foot spec building approved in 2015 at Trinity and 161. Approval of a 625,000 square foot building has the potential to create a substantial change to the character of the area and dramatically increase truck traffic along the portion of Oakdale west of SH 161. While staff does not object to the use or design of the building, the factors listed above cause concern due to the scale and speculative nature of the building. Staff is not comfortable supporting a building of this scale and recommends approval on the condition that the applicant considers reducing the size of the building or constructing the development in phases to lessen the immediate impact on the area.

Commissioner Coleman said because of the location he would like to see something else located at this corner other than a large warehouse.

Commissioner Fisher said he too would like to see something else at this location.

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked why this case should be approved. Mr. Cooper said this development would materially affect the city in revenues and the other reason is that the property sits over a landfill, and he does not see any other developer willing to work the land. He said they can consider phasing the development.

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Commissioner Moser asked for their total square footage once it is complete. Mr. Cooper replied about 3.4 million in square footage.

Commissioner Coleman asked if they have purchased the property. Mr. Cooper said they are in the process of purchasing the property.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180805/S180803 as presented by staff and the applicant meet with staff on phasing the development. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: Coleman, Fisher

Approved: 7-2

Motion: **carried.**

Commissioners Comments: None

Commissioner Spare moved to adjourn the meeting of August 6, 2018. The meeting adjourned at 9:45 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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