



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 4, 2016**

COMMISSIONERS PRESENT: Chairperson Tommy Garrett, Vice-Chairperson Bill Moser, Commissioners Lynn Motley, Phil Philipp, Charlie Womack, Joshua Spare, Kurt Johnson, Dr. Juan Perez, and John Lopez.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Director of Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Dept. and Chris Hartmann, Executive Assistant.

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

Commissioner Moser gave the invocation.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P160201 – Preliminary Plat – M. Farrens Survey, P160202 – Final Plat – Day Miar Broad Addition, Lot 1, Block 4, RP160201 – Replat – Shady Grove Church Addition, Lot 1A and 1B, and RP160202 – Replat – Charter School Addition, Lot 1, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 7, 2015.

PUBLIC HEARING CONSENT AGENDA: Item #3– P151206 - Preliminary Plat - East Polo Road (City Council District 6). Consider a request to approve a preliminary plat to create a 41-lot-residential subdivision. The 8.98-acre property, located at 4603 S. Carrier Parkway, 4607 S. Carrier Parkway, and 4611 S. Carrier Parkway, is zoned PD-136A. The applicant is Thomas Jones, Binkley & Barfield and the owner is William Pohl.

Item #4 -P160101 - Preliminary Plat - East Pioneer, Lots 1-4, Block 1 (City Council District 3). Consider a request for the approval of a preliminary plat for 3.79 acres land in the M.W. Allen Survey, zoned General Retail. The subject site is generally located on the north side of E. Pioneer Pkwy and east of Belt Line Rd. The agent is Matthew Thomas, Thomas Site Development Engineering, the applicant is Russell Holland, Waffle House, Inc., and the owner is Louis Lebowitz, Star Hill, LTD.

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Item #5-USP160101 – Unified Signage Plan - Consider a request to approve a Unified Signage Plan to relocate the existing West Fork Presbyterian Church navigation sign currently located at the southwest corner of Avenue K East and 109th Street to a parcel of land located at the northeast corner of Avenue K East and 109th Street. The new site, addressed as 901 Avenue K East, is zoned Light Industrial (LI) District.

(The above items are not public hearing items).

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 P160201, P160202, RP160201, and RP160202, approve the minutes of December 7, 2015, and approve consent agenda cases P251206, P160101, and USP160101. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 – S160101 - Site Plan - International Leadership of Texas - Great Southwest Pkwy. (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Site Plan authorizing the develop of an approximately 94,000 sq. ft. charter school, with an anticipated enrollment of over 1,400 students, to be operated by International Leadership of Texas. The 14.153 acre property, zoned General Retail (GR) District, is located at the northeast corner of S. Great Southwest Blvd. and Forum Drive. The agent is Adam Zaragoza, Athlos Academies, the applicant is Ronny Klingbeil, RLK Engineering, Inc., and the owner is Dr. Bob and Jean Smith Foundation.

Mr. Hinderaker stated International Leadership of Texas Grand Prairie will operate the charter school. According to their Statement of Operations submitted and contained within the planning case file, the school will have an estimated enrollment of approximately 1,416 students K –8th grade supported by approximately 70 faculty and staff members. Unique to IL Texas, the charter schools' education model will focus on the integration of three languages: English, Spanish and Mandarin Chinese throughout the curriculum. The integration is intended to provide students an opportunity to learn new languages and to better understand other cultures.

Mr. Hinderaker stated the schools' proposed operations are typically of most public schools. The school will operate Monday through Friday with classroom instruction occurring between the hours of 7:45 AM to 4:00 PM. However, unlike public schools, the IL Texas does not offer student bussing or "organized sports" like that of public schools. While the charter school will

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sponsor multiple athletic teams, there will not be any night games at the campus as the proposed athletic field will not be lighted. School lunches will not be prepared on site, but rather will be catered by a lunch/meal service contracted with the school. In addition to the school building, the school campus includes a football field, baseball diamond w/dugouts and chain-link fence backstop areas, a hard surface playground area and typical elementary school playground equipment areas. The football field is located at the southwest corner of the property and lies perpendicular to Forum Drive. Due to the close distance of the southern end-zone of the field to Forum Drive, staff is concerned that wayward balls may end up on the street. Staff recommends that the school take measures to prevent this from happening based on recommendations from the City Parks and Recreation Department.

Mr. Hinderaker stated as proposed, the development meets or exceeds all minimum lot & dimensional standards, except for the minimum height standards. An appeal to this standard will be necessary. The proposed 94,574 sq. ft. school is a single-story classical architectural styled building constructed of primarily brick and stone facades with E.F.I.S used on the roof parapets and as an accent material. The primary entrance of the school is oriented toward S. Great Southwest Parkway and includes a grand front entrance with four two-story tall support columns. Pulling from the design of the front entrance, the building features ten additional architectural elements that incorporate a pitched roof with column supports in the classical style of the building. The building contains 47 K – 5th grade classrooms and 24 6th – 8th grade classrooms.

Mr. Hinderaker stated the minimum masonry requirement for all buildings in the General Retail District is 100%. As proposed and shown in the below chart, the building does not meet the minimum masonry standards of the General Retail District. However, if the project were located within a corridor overlay district, the facades facing the S. Great Southwest Parkway and S. Forum Drive do comply with the minimum standards. In any case, as proposed, an appeal of the minimum masonry standard is necessary. Access to the site is proposed from a single new driveway on Forum Drive and from two new driveways on S. Great Southwest Parkway. Staff is supportive of the new driveway locations. The project will include a new median opening on the northern most driveway access point on S. Great Southwest Parkway. The second driveway on S. Great Southwest Parkway and the single driveway on Forum Drive will be right-in and right-out only. In regards to on-site traffic circulation, Lee Engineering generated a traffic circulation plan for the school that was submitted and reviewed by Grand Prairie Transportation staff as part of this application review process. Staff is agreeable with the plan as the proposal contains ample on-site queuing and drop-off/pick-up areas to alleviate any negative impact on the public road system. However, staff would like for the school to install “No Parking, Stopping or Standing” signs along Great Southwest and Forum.

Mr. Hinderaker stated in regards to parking, elementary schools are required to have two and one-half spaces per classroom when there is not on-street parking available, which is the case in this situation. Junior high schools are required to have three and one-half spaces per classroom regardless of whether on-street parking is available. As proposed, there are 47 K-5th grade

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classrooms and 24 6th – 8th grade classrooms, resulting in 202 required parking spaces. As proposed the campus has 214 parking spaces.

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by the General Retail standards of the UDC. Due to the proximity of residential zoning, a Type 3 wood fence w/metal posts, screening fence is required along the east property line of the subject property. However, due to the existing wood fencing of the abutting residential subdivision, no fencing is proposed at this time by the applicant.

Mr. Hinderaker stated due to the noted appeals, staff is not able to offer full support. However, staff is not opposed to the request, subject to the following conditions:

1. To mitigate any impact of wayward balls the may be kicked from the football field into Forum Drive, staff recommends that the development team work with the City Parks and Recreation Department to develop and implement a strategy that prevent wayward balls from entering Forum Drive.
2. The development team shall coordinate with Grand Prairie Traffic Engineering and Streets Department to install “No Parking, Stopping or Standing” signs along Great Southwest and Forum.

Chairperson Garrett stated his concern is if the applicant does not construct a screening fence abutting the residential subdivision this would cause future problems.

Commissioner Spare asked if the Airport noted any concerns with the height of the structure.

Mr. Hinderaker replied no.

Commissioner Motley asked if this development would be required to put in sidewalks.

Mr. Hinderaker replied yes, the sidewalks would be required along the north side of the property and along Forum Drive.

Commissioner Lopez said his concern is what would happen once the fence falls and the homeowner decides not to put it back up, is there a process that the homeowners must have a fence.

Commissioner Philipp asked what is the process if the sports-fields where to be lighted up.

Commissioner Johnson stated his concern is if there is no fence, what would happen if a dog got loose and bit a student.

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

Adam Zaragoza with Athlos Academies, 918 S. 9th Street, Boise, ID was present representing the case and to respond to questions from the Commission. Mr. Zaragoza stated this school would encourage three languages, English, Spanish, and Chinese, and are planning on opening this facility by August 2016. The ballfields would be surrounded by a 6 ft. chain linked fence and would be providing a net to keep the balls from going onto the street/road.

Commissioner Perez asked with 1400 students attending the school what percentage would be from GPISD.

Mr. Zaragoza said when it comes to Charter Schools students from all over can attend.

Commissioner Johnson stated he is not in support of fence variance adjacent to residential developments.

Commissioner Motley asked if Charter schools are governed by the Texas Education Agency.

Erin Terrell, 918 S. 9th Street, Boise, ID stated the Texas Education Agency do honor Charter Schools with certified teachers, this school would have a Board of Trustees.

Commissioner Spare asked why not put up a fence along the east side of the property.

Mr. Terrell replied there is already an existing wooden fence, and if they put up their own fence then there could be the potential problem on who would maintain the area between the two fences.

Chairperson Garrett noted one speaker card submitted in support of this request. Frank Canedy, 111 W. Main, Allen, TX.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved case S160101 per staff's recommendations, but granting only 2 of the 3 requested appeals; specifically granting a reduction of the minimum masonry standard and increasing the maximum height standard, the 3rd appeal is denied and therefore the applicant shall be required to install the required Type 2 (wrought iron style) fence along the east property line, in addition to the staff recommendation, if the school decides in the future to install athletic field lighting they would have to come back before the Commission for approval. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

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Nays: None

Approved: **9-0**

Motion: **carried**

PUBLIC HEARING AGENDA Item #7 – S160102 - Site Plan - First Choice ER - Jefferson and Carrier (City Council District 1). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation to approve a site plan to construct and operate an emergency care facility. The 0.90-acre property, located at 901 West Jefferson Street, is zoned Commercial (C) district and is within District 2 of the Central Business District and within the S.H. 161 Corridor Overlay District. The applicant is Kylon Wilson, Bury and the owner is Matt Zonker.

Mrs. Thomas stated the development of this site is subject to the provisions contained in Appendix F of the UDC. While the building is consistent with the provisions contained in Appendix F, deviations have been requested to allow additional height for the tower feature and 14% stucco on the eastern façade and to allow reduced side yard setback in an attempt to provide a 30-foot-landscape buffers adjacent to Carrier Parkway and Jefferson Street. The landscape plan does comply with the landscape requirements contained in Article 10 of the UDC.

Mrs. Thomas stated the applicant is requesting deviations to Appendix F to allow additional height for the tower feature and stucco on the eastern façade and to allow reduced setbacks to allow 30-foot-wide landscape buffers adjacent to Jefferson Street and Carrier Parkway. This is a redevelopment project. The existing service station and convenience store will be demolished to allow for construction of the medical clinic. Staff is supportive of the redevelopment proposal and does not object to the requested deviations to the UDC and Appendix F.

Mrs. Thomas stated this proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration. Staff recommends approval subject to the Development Review Committee comments.

Commissioner Moser asked if the proposed landscaping would cause the corner to be dangerous and obstruct the view from oncoming traffic.

Daon Stephens replied the landscaping would be setback far enough and is actually an improvement to what is already there, but staff would be monitoring the intersection once the facility is opened and make the appropriate changes if needed.

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

Kylon Wilson, 5310 Harvest Hill Road, Ste 100, Dallas, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if there would be access between them and Kroger.

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Chad Suito, PM Realty Group, 2828 Routh Street, Suite 700, Dallas, Texas stepped forward in support of this request. Mr. Suito noted there would be no access between this facility and the Kroger.

Commissioner Motley asked what type of clients would be accepted at this facility.

Mr. Suito replied anyone that needs medical assistance their facility would be open 24 hours a day, 7 days a week.

Commissioner Johnson asked if they would be receiving incoming patients or would you have to drive there.

Mr. Suito stated you would have to drive to their facility, but would have an emergency unit if the patient needs to be transported elsewhere.

Mike Dec Bosquil with Injury and Rehab Center, 200 N. Carrier Parkway, Grand Prairie, TX stepped forward in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved cases S160102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried**

PUBLIC HEARING AGENDA Item #8 – Z150703A/CP150702A – Zoning Change/Concept Plan (City Council District 6). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation for a request to amend the ordinance and the concept plan for Tract Number 20 of Planned Development-136 (PD-136) District to change the access and increase the number of lots from 41 to 43. The 8.98-acre property, located at 4603 S. Carrier Parkway, 4607 S. Carrier Parkway, and 4611 S. Carrier Parkway, is zoned PD-136B. The applicant is Thomas Jones, Binkley & Barfield and the owner is William Pohl.

Mrs. Thomas stated the applicant is proposing to change the ordinance and concept plan governing the 8.98-acre subject site to a change the access point from Polo Road to Carrier, as well as, increase the number of permissible lots from 41 to 43. The Concept Plan and Planned Development were approved based on preliminary engineering. The existing Planned Development ordinance requires the applicant to comply with all applicable Unified Development Code requirements. Now that the applicant has completed final engineering the

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access point currently approved poses possible safety issues and does not comply with the City's Transportation/Access regulations. To address the issue, a redesign was performed. The redesign now meets the requirements of the Transportation Division. Additionally, based on the redesign and final engineering, two additional lots were achievable. The Planned Development ordinance, as adopted, requires an amendment to allow the additional lots.

Mrs. Thomas stated staff is supportive of relocating access and does not object to the addition of two residential lots.

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

Mitch Fuller with J.L. Powers and Associates, 1510 Big Thicket Drive, Cedar Park, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved cases Z150703A/CP150702A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried**

Citizen Comments: None

Commissioner Motley moved to adjourn the meeting of January 4, 2016. The meeting adjourned at 7:25 p.m.

Tommy Garrett, Chairman

ATTEST:

Joshua Spare, Secretary

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