

## REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, Eduardo Carranza.

COMMISSIONERS ABSENT: Shawn Connor.

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

<u>PUBLIC HEARING AGENDA Item #14- CPA191003 – Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1).</u> Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.

PUBLIC HEARING AGENDA Item #15- Z191004/CP191004 - Zoning Change/Concept Plan-Riverside Hotel and Apartments (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus.

Mr. Jones stated the purpose of the request is to amend the Future Land Use Map so that the FLUM is consistent with a development proposed at this location. The development will include hotel and multi-family residential uses along with the balance of the existing golf course. The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans. The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While the golf course does partially sit within a floodplain, it is not in a natural state. Amending the designation to Mixed Use would bring an underdeveloped site at a highway intersection into alignment with its potential, as well as alignment with neighboring development consisting of multi-family, office, lodging, recreation, and industrial. Furthermore, the proposed development would actually fulfill a key characteristic of the OS/D designation, since it would sit in close proximity to existing and proposed regional veloweb connections in Arlington and Fort Worth.

Mr. Jones stated the purpose of this request is create a planned development district for hotel, conference center, and multi-family use on approximately 23 acres west of SH 360 and north of Riverside Pkwy. The zoning change would allow for construction of a 250 key hotel up to 8 stories tall along with a conference center approximately 20,000 square feet in size and multi-family at a density of 80 dwelling units per acre. The current clubhouse would be rebuilt as part of the hotel/conference center while the existing cart barn would be remain. Current access from Riverside Pkwy would remain, and additional access points would be constructed to provide access from SH 360. The applicant is proposing a mixed use zoning to allow for retail commercial development including a hotel and conference center, limited retail, restaurants, mixed-use buildings with bottom floor residential, wrap-style multi-family with structured parking, and urban townhomes. A use not shown in this table is prohibited, even if allowed in the MF-3 or C districts in the UDC. Drive thru windows will only be permitted within 500 feet of the 360 frontage road. The applicant is proposing a shared parking formula that accounts for time of day to determine parking demand. This approach is similar though not directly comparable to the shared parking requirements found in Article 10 of the Unified Development Code, though some of the morning and midday factor calculations will result in increased required parking than required under the UDC. Applicant requests to waive all other requirements of Article 8, Landscaping and Screening Standards except for rooftop, loading, and dumpster screening requirements. The proposed PD will require the use of articulation, windows, and materials consistent with the requirements of Appendix F.

Mr. Jones said the proposed density of 80 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3. Staff is comfortable with this density if development is accompanied by construction of the 360 Frontage Road to provide additional entry points. The proposed height for multi-family is 15 stories which exceeds the maximum height of 60 ft. allowed in MF-3. The proposed height of non-residential is unlimited; Commercial zoning is limited to 50 feet in height. This site has no residential adjacency and sits along the SH 360 corridor close to the American Airlines HQ buildings and other office high-rises. A variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development. Some shared parking factors may result in a 5% increase in

required parking over base UDC standards. Staff is comfortable with this variance. Only parking lot landscaping and street trees required. Staff is comfortable with waiving screening requirements because this is an integrated development that is bounded by the golf course and the Trinity river. Staff is comfortable with this allowance as long as the business associated with the drive thru window is a coffee shop or primarily sit-down oriented restaurant, is not a quick-serve restaurant, and is part of a mixed-use building. The Development Review Committee recommends approval with the following conditions: 1. Multiple public open spaces be provided that are a minimum 100 feet x 50 feet. 2. Drive-thru windows be restricted to coffee shops and "fast casual" restaurants offering a printed menu of foods prepared after ordering and served at a table on non-disposable dishware.

Chairperson Spare opened the public hearing, and called for individuals wishing to speak on this item.

Jake McGlaun, 2627 Alco Avenue, Dallas, TX was present representing the case and to answer questions from the commission.

Chairperson Spare stated this area is within the floodplain and he has seen the roads underwater. Brett Huntsman, Transportation Planner, stated the city has been working with COG, TxDOT, City of Arlington, and the developer to make sure the frontage roads are engineered and constructed accordingly.

There being no further discussion on the case CPA191003, commissioner Fisher moved to close the public hearing and approve case CPA191003 as presented. The action and vote being recorded as follows:

Motion: Fisher Second: Coleman

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.** 

There being no further discussion on case Z191004/CP191004, commissioner Landrum moved to close the public hearing and approve case Z191004/CP191004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Landrum Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**