



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

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

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, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #14– SU181001/S181001 - Specific Use Permit/Site Plan - Avid Hotel (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 4-story, 110 room Avid hotel. Lot 1, Block 1, Golden Corral - 360 Addition, City of Grand Prairie, Tarrant County, Texas, 2.34 acres zoned Light Industrial within the State Highway 360 Corridor Overlay (SH 360), and addressed as 1102 N Highway 360. The agent is Paul Cragun, Cumulus Design and the applicant is Kalpesh Patel Patel, Buffalo Lodging.

Mr. Collins stated the property is zoned Light Industrial. The subject property is located within the State Highway 360 Overlay Corridor District, and addressed 1102 North Highway 360 in Grand Prairie, TX. The hotel will be 4 stories with approximately 51,600 square foot of floor area. There will be 110 guest rooms and 118 parking spaces. The first floor will have 20 rooms and the remaining three floors will have 30 rooms each. The proposed common area includes a lobby, check-in area, cart stop, fitness center, laundry room, server room, pantry, and a work area along with employee break space. The hotel will have modern exteriors with open, airy retail-inspired entries with canopies. High speed Wi-Fi and a complimentary breakfast will be provided to Avid's guests. The purpose the overlay district is to maximize the 360 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. Per the submitted site plan, the applicant is providing 100% masonry material for the site. Max allowed in the Light Industrial zoning district is 50 ft. The applicant is proposing a maximum height of 51.5 ft. The applicant's current articulation proposal is not consistent with Appendix F of the Unified Development Code. Staff recommends approval contingent upon the variances being granted.

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

Kalpesh Patel, 806 Pennsylvania Avenue, Kennedale, TX stepped forward representing the case and to answer questions from the commission. Mr. Patel noted this new concept was born about 2 years ago, they are an excellent brand name hotel and they are excited to bring this development to the metroplex.

Commissioner Fisher asked who would be their competitor. Mr. Patel stated Tru by Hilton would be their competitor, but their hotels are more reasonably priced.

Paul Cragun, 2080 N. Hwy 360, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU181001/S181001 as presented and recommended by staff, granting the applicants requested variances. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

**Approved: 8-0**

Motion: **carried.**