



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
SEPTEMBER 10, 2018**

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

COMMISSIONERS ABSENT: Lynn Motley

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.

Chairperson 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, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P181001 - Final Plat - Saldivar Addition Revised, Block 1, Lots 1-R-1 & 1R2, P181002 - Final Plat - Century Commercial Park, P181003 - Final Plat - Victory at Lakeridge Addition, Block 1, Lot 6, P181004 - Final Plat - Grand Lakes Business Park, Phase 3, P181005 - Preliminary Plat - Prairie Ridge, Phase 2B, P181006 - Preliminary Plat - Grand Lakes Business Park, Phase 4, P181007 - Final Plat - 7-Eleven Grand Prairie Addition, RP181001 - Replat - Sharpston Heights Addition No. 2, Lot 11B

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 6, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3-P180901 - Preliminary Plat - Harmony School of Science (City Council District 5). Consider a request to approve a preliminary plat to establish one commercial lot to accommodate the redevelopment of the property for an existing charter school campus. The 5.7-acre property is situated in the Michael Farrans Survey, Abstract 111 No. 469 and Henry Bilsmirer Survey, Abstract 111, in the City of Grand Prairie, Dallas County, Texas. The MF-1 zoned property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers,

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Papa-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools.

Item #4-P180903 - Preliminary Plat – The Sutherland, Phase 1 (City Council District 2). Preliminary plat request for Southerland, Phase 1 with 272 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The agent is Robert Jebavy, Stantec and the owner is Charles Anderson, TA Ikea 10, LP.

Item #5-P180904 - Final Plat – Luxury Living (City Council District 3). Final Plat for Lot 1, Block 1, of Prairie Lakes Luxury Living. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp.

Item #6-P180905 - Preliminary Plat - Century Commercial Park (City Council District 5). Preliminary Plat request for Century Commercial Park to create one lot out of a tract of land on 7.601 acres. John W Kirk Abst 726 PG 030, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 1821 E. Main St. The agent is E.D. Hill and the owner is William Adams.

Item #7-RP180902 - Replat - Shady Grove Acres Addition (City Council District 1). Replat of Lots 3R & 4R1, Shady Grove Acres Addition, the purpose for the replat is to relocate/adjust property boundaries between the single family residential lot (Lot 3R) and the industrial property to the west (Lot 4R1). Lots 3R & 4R1, Shady Grove Acres Addition, City of Grand Prairie, Dallas County, Texas, being 1.19 acres zoned Single Family-1 (SF-1) District [Lot 3R] and Light Industrial (LI) District [Lot 4R1]. The property is generally located north of Jelmak Avenue and approximately 584 feet west Hardrock Road. Specifically, addressed at 1412 & 1502 Jelmak Avenue. The property is within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Aaron Stringfellow, Wier & Associates and the owner is Ron Keith.

Item #8-RP180901 - Replat - Atmex Addition (City Council District 5). Final Plat, Lot 1, Block 1, Atmex Addition, for a General Retail Development. Being a replat of Lots 1, 2, & 3, Burgher & Sowell's Addition, and Lots 8, 9, & 10, Burgher & Sowell's Re-Subdivision, City of Grand Prairie, Texas, zoned General Retail District, and addressed as 1640 E. Main St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Arturo Torres.

Item #9-S180805 – Site Plan – Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). 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

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addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC.

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 P181001, P181002, P181003, P181004, P181005, P181006, P181007, and RP181001, approve the minutes of August 6, 2018, approve public hearing consent agenda items P180901, P180902, P180903, P180904, P180905, RP180902, S180805 and Postpone case RP180901.

Motion: Lopez

Second: Coleman

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #10-P180902 - Minor Subdivision Plat - Pittman Addition (City Council District 6). Lots 1 & 2, Block A, Pittman Addition, for a Residential Development. 1.672 acres out of the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas. Zoned Single Family 1 Dwelling District and addressed as 1729 Vicky Lane. The applicant is Terri Pittman and the owner is Charles McClellan.

Mr. Helm stated the proposed lots are being created out of 1 lot, addressed as 1729 Vicky Lane. The proposed property will have access to Vicky Lane and be strictly a residential development. The lots being created are 144 by 237 feet and 162 and 237 feet respectively. The lots meet the dimensional requirements of the Single Family-One Residential District. The owner is requesting an exception to the residential development standards. Current development standards require a principal structure be on a lot before accessory structures can be built. The owner is requesting this requirement be waived with the condition that once the property is sold, a principal structure must be built. In addition, there will need to be another exception requested at time of building permit to allow for a primary structure to be built behind the accessory structure. Staff recommends approval as presented.

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

Terri Pittman, 1489 Lakeview Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

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There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case P180902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– 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 Overlay Corridor District. Operations of this development will include a 24 hour convenience store with gasoline and diesel 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. 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 subject property is located within the Planned Development-221. 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 on August 6, 2018, the Planning and Zoning Commission voted to table the case (9-0), due to all four facades not being treated as primary facades. The applicant resubmitted submitted new proposed facades to staff with windows showing on all four sides. The applicant noted to staff that there are reduced (size) windows located at the rear facade of the property due to the shelving and equipment that is along the wall. With the addition of the windows (clear vision glazing/spandrel glazing) to the rear façade of the property, there will be visibility to the diesel pumps from inside the store. The applicant is proposing to add additional landscaping to help enhance the rear façade of the property. Due to the applicant adding windows to all facades, as

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well as proposing more landscaping to help enhance the rear façade of the property, staff recommends approval for the proposed 7-Eleven.

Commissioner Lopez asked if trucks would be allowed to park onsite overnight. Mr. Collins replied no, the applicant would need to post signs onsite stating no truck parking would be allowed.

Chairperson Spare 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 7-Eleven, 2348 Arezzo Lane, Allen, TX stepped forward representing the case and to answer questions from the commission. The site plan/exhibits have been updated showing the windows with spandrel glazing located on the back of the building with additional landscaping. The building would be equipped with cameras to monitor the premises.

Commissioner Connor asked who would be responsible for making sure there are no trucks parking onsite. Mrs. Bagley stated the manager on duty, there would also be signs posted, and would have someone conduct regular checks of the premises.

Commissioner Smith asked if they have any other buildings with the spandrel glazing at the rear of the property that had any safety concerns. Mrs. Bagley replied no.

Commissioner Coleman said he is convinced there would be issues with the truck parking onsite, he is not happy with the diesel fuel pumps. Code Enforcement and the Police will be enforcing the issue in the future.

Commissioner Connor stated even though we do need a fueling station at this location, his concern is having to put the burden on city staff to monitor the premises to make sure there are no trucks parking overnight at this location.

There being no further discussion on the case Commissioner Carranza moved to close the public hearing and approve case SU180804/S180802 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

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Commissioner Moser recused himself from case S180901 due to a conflict of interest.

PUBLIC HEARING AGENDA Item #12– S180901 - Site Plan - Harmony School of Science (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan amendment to an existing charter school on one lot on 5.31 acres. The purpose for the amendment is to add a new construction and reconfigure the site's circulation and parking arrangement. The 5.31 acre property is zoned Multifamily-1 (MF-1) District. The property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Papa-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools.

Mr. Lee stated the referenced property is zoned Multifamily-1 district. Multifamily zoned properties allows for public school use by right. The property also lies within the Interstate 30 Overlay Corridor District. The proposed improvements complies with I-30 Corridor Overlay District standards; however the existing site does not meet the Corridor regulations 100%, therefore exceptions are being requested. The 5.31 acre site elevation rises significantly from the northern portion to the south. The site was originally developed for a church in the 1960s, Turnpike Church of Christ. Harmony Schools acquired the property in 2008 and acquired Certificate of Occupancy in September 2008 to operate a Charter School on the site. The three-story, 55,500 square foot building houses kindergarten through 8th grade. The site provides adequate parking to accommodate a public school. The current proposal shows the existing buildings to remain, the addition of a two-story 37,500 square foot educational building, reconfigure the current drives and surface parking to accommodate the school campus improvements. The proposal also includes the relocation of dumpster enclosure, landscape improvements, and drive approach improvements. Access to the subject property will be from two existing commercial driveways via NW 7<sup>th</sup> Street, located on the western portion of the property. Parking requirements are based on the use in conjunction with the anticipated number of students:

- K-5<sup>th</sup> Grade is 2.5 spaces per classroom (17) X 2.5 equals 43 spaces required.
  - 6<sup>th</sup> -8<sup>th</sup> Grade is 3.5 spaces per classroom (9) X 3.5 equals 32 Spaces required.
- 75 spaces required; the site provides 129 spaces including 7 HC spaces.

Mr. Lee stated the UDC standards require the proposed building to be clad in 100% masonry materials, excluding doors and windows. The I-30 Overlay Corridor requires certain masonry exterior materials as well as articulation. The proposed building exterior materials and design comply with the I-30 Overlay Corridor's standards. The proposed site exceeds the minimum landscaping requirements for Commercial districts, providing for 26.6 %. A total of 61,637 sq. ft. of irrigated landscaping is being provided including six street trees, and seven parking lot trees, perimeter shrubbery, and additional plantings throughout the development. The applicant is

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proposed to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The enclosure conforms to city standards. Parking required exceeds the maximum 15% requirement; the site represents 70% over parked for a total of 127 spaces. However, note the existing site was over parked by. The site does comply with the 15% landscaping requirement, but does not comply with thirty-foot (30') landscape edge requirement of the I-30 Overlay Corridor District standard in certain location. In addition, the UDC requires 51 trees and the site provides for 45 trees per landscaped area.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to the P&Z Commission allowing for the following exceptions to the I-30 Overlay Corridor standards due to the existing conditions on the site.

- Parking Spaces exceeding 15% of overall parking provided by 52 spaces.
- 30' Landscape Buffer requirement along certain sections of NW 7<sup>th</sup> Street and Saddle Hill Drive.
- The site provides for 45 interior trees instead of 51 required per the total landscaped area.

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

Chris Rogers with Papa-Dawson Engineers, 6009 West-Freeway, Ste 700, Fort Worth, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Lopez asked if the existing wrought iron fence was in good condition, he asked that the fence be kept up in the future. Mr. Rogers stated the existing fence is in good condition although the dumpster area would need to be repaired and relocated.

Alejandro James, 12005 Forest Gate Drive, Dallas, 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 S180901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Abstain: Moser

**Approved: 7-0-1**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #13– S180902 - Site Plan – Luxury Living (City Council District 3). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for Luxury Living, a 154-unit, 62+, multi-family development. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp

Ms. Ware stated the proposed 154-unit multi-family development consists of one primary building on 7.707 acres. The development will be accessible from Belt Line Rd and will be fenced and gated. Proposed amenities include trails and outdoor seating areas, a pool, a garden, and a putting area. The property is subject to density and dimensional requirements in PD-374 and Appendix W of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets the parking requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix W of the UDC. The proposal meets the landscape and screening requirements. The building exterior is clad primarily in stone and stucco with brick and stucco accents. Appendix W requires that new multi-family development provide high quality amenities. The proposal includes features listed below and exceeds what is required.

- “Smart” technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
- High efficiency windows;
- Walking/jogging trails within the development;
- Additional insulation;
- LED or low-wattage lighting;
- Outdoor recreation spaces with communal features;
- Granite countertops or similar in kitchens and bathrooms;
- Upgraded cabinetry;
- Upgraded light fixtures;
- Walk-in closets;
- Full-size stainless steel major appliances;
- Integrated USB ports within all units; and
- Wi-fi internet access provided to users of common amenities.

Ms. Ware stated the applicant is requesting an exception to the maximum allowable height to construct a 50.75 ft. tall building, exceeding the maximum allowable height by 9 inches. The Development Review Committee recommends approval.

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



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There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Lopez

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14-S180903- Site Plan – 517 N. Carrier Parkway (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for the refacing of an existing building at 517 N. Carrier Pkwy. Lots 3 and 4, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.75 acres zoned GR, General Retail, within the Highway 161 Corridor Overlay. Owner/applicant is Mike Del Bosque.

Mr. Jones stated the purpose of the request is to establish a Site Plan on the property with a variance to allow 100% stucco façade on an existing building. Appendix F of the Unified Development Code requires that any commercial building within a Corridor Overlay utilize stone accent on a minimum of 25% of the primary façade. The proposed building will be finished in 100% stucco façade. While true stucco, utilizing Portland cement over a metal lathe, is considered an acceptable primary masonry, to conform to Appendix F, the applicant would also be required to provide 25% of at least one of the following: Austin stone, cultured stone, granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. The applicant also requests a variance to the requirement that not more than 20% of the windows on a building façade may contain signage. The applicant is requesting that a variance be granted to cover 100% of the windows with graphics. In its current condition, the building is constructed with a 100% brick façade with no stone accent. The current status of the building is therefore legally non-conforming with respect to Appendix F. Given that the changes proposed by the applicant will result in the building changing from one masonry material to another, and that the existing non-conformity of the building will not be expanded, DRC does not object to the variance to allow 100% masonry with no stone accent. Staff finds that no hardship exists on the property that would warrant a signage variance. The property has an existing monument sign and a wall sign could be permitted on the building up to 15% of the size of the front façade, in addition to the 20% coverage allowed for window signs. Staff recommends that a variance not be granted to allow greater window coverage.

Commissioner Coleman asked how far the building sits back from Carrier Parkway. Mr. Jones replied about 60 to 70 feet.

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Commissioner Smith asked if all of the windows would be covered with the signage. Mr. Jones replied yes, they are asking for 100% of the windows to be covered.

Chairperson Spare asked if granting the signage exception would set precedence for other business. Mr. Jones stated each case would be heard on a case by case basis.

Commissioner Fisher asked if there are any other buildings within the city with this type of signage on the windows. Mr. Jones replied yes, but do not have 100% of the windows covered.

Commissioner Moser stated a building permit is required, did the applicant start work without a permit. Mr. Jones replied yes.

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

Isaac Del Bosque, 702 W. Warrior Trail, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Del Bosque stated the signage would be eye catching and diverse, they would advertise the doctors on staff.

Chairperson Spare asked if they would be willing to do a smaller percentage of the signage. Mr. Del Bosque stated it would be possible, but there is a lot of sun that comes through the windows they want to add the signage as a screen in order to make the customers and works comfortable by lowering the temperature in the building caused by the sun.

Commissioner Smith said the signs seem larger than life, a little over whelming, she is a little concern with the size and the windows being covered 100%.

Commissioner Connor asked if there would be any additional signs on the building. Mr. Del Bosque replied yes, they would add the name of the business on the building.

Commissioner Fisher stated because of the location of the building could they meet half way on the percentage. Mr. Del Bosque said they could do 75% of the windows.

Commissioner Moser said he is in support of the stucco material, but not the window signage.

Commissioner Carranza said the visibility would be limited, how many doctors are onsite, would all of the windows have a picture of the doctors. Mr. Del Bosque stated they currently have six doctors with one more coming soon for a total of seven.

Commissioner Coleman said this area once had a lot of medical offices, and it looks like we are trying to bring them back, having more local doctors for families is important.

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There being no further discussion on the case Chairperson Spare noted the Commission would vote separate on the two variances.

Commissioner Lopez moved to close the public hearing and approve case S180903 to allow 100% stucco façade on an existing building as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Connor

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

Commissioner Moser moved to approve case S180903 as presented and recommended by staff that the applicant meet the new sign standards allowing 25% of the window with graphics. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Connor, Fisher, Moser, Smith, Spare

Nays: Carranza, Colman, Lopez

**Approved: 5-3**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a request from Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on the adjacent lot on 21 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC Timberview Ranch Apartments and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

Mr. Collin stated the Concept Plan illustrates eight apartment buildings with approximately 273 units along with a leasing office and clubhouse. Key features of the Phase I Concept Plan include the following: All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161, 3-story buildings with 60% one bedroom units and 40% two bedroom units (percentages are rounded up), 128 garage spaces and 86 carport spaces, and Unit Amenities.

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Mr. Collins stated the Clubhouse amenities shall include a fully equipped fitness center, a spin/yoga center, and community gathering spaces. Unit amenities shall include granite countertops, stainless steel appliances, and a private balcony/patio. All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161. The applicant is currently proposing a shared access curb cut with adjacent property to the west of the subject property. The Development Review Committee recommends approval of the Zoning and Concept Plan.

Commissioner Spare asked what does the city feel is the best use for this land, there is already a good amount of multi-family being developed along this corridor. Mr. Jones stated the future land use plan calls for this area to be mix use and mix use does provide for some multi family.

Commissioner Coleman stated we have already taken a good amount of space for multi-family uses we need to take a closer look to see what, is the best use of this land.

Commissioner Lopez asked what we envision for this area other than apartments.

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

Terry Gwin, President and CEO of SWBC, 6114 Royalton Drive, Dallas, TX stepped forward representing the case and to answer questions from the commission. This would be their seconded project in Grand Prairie, multi-family is the best use for this site if you look at the on and off ramps of the highways, it is difficult to access the site for retail development.

Chairperson Spare asked if he would be interested in doing a mix use development with some retail components. Mr. Gwin stated mix use developments do not work, only 2% survive, they do not apply everywhere.

Commissioner Coleman said if TXDOT closes the service road access, then retail would be dead for this location.

Commissioner Moser stated he does not have a problem with the multi family, but would like to see it build on the property to the west and leave the eastern portion of the property along Hwy 161 open for retail, he asked who owns the property. Mr. Gwin replied the current property owner is Rick O'Brien, he would purchase the property based on his approval for multi-family.

Commissioner Connor stated he lives in the area and he see's apartments everywhere, how do they plan on filling the apartments with so many being built in the area. Mr. Gwin stated they conduct a market study and Grand Prairie is a good location for this development the housing cost has gone up so much and we still continue to see growth throughout the Country. The market has shifted with today's demographics we need to be able to provide affordable housing, by providing shelter at a quality price.

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Commissioner Connor stated a 1 unit apartment is less than 1,000 sq. ft.; this area is already inundated with multi family.

Commissioner Moser agrees with Commission Connor on the size of units, but believes there should be more retail.

Commissioner Smith stated she likes his proposal, but there are a lot of apartments going up in this area.

Commissioner Fisher would like to see some retail added to the multi-family development.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z180701/CP180701, that the multi-family/phase 1 of the development be constructed on the west portion of the site and phase 2 on the east side of the property facing Hwy 161 remain as mix use and would have to come back before the Commission for approval.

Commissioner Connor stated, because he lives in the area and Hwy 161 has become the gem of the city why do we keep approving gas stations and apartments the gem will become run down, enough is enough.

The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Lopez, Moser, Fisher

Nays: Carranza, Coleman, Connor, Smith, Spare

**Motion Failed: 3-5**

Motion: **carried.**

Commissioner Carranza moved to deny case Z180701/CP180701. The action and vote being recorded as follows:

Motion: Carranza

Second: Smith

Ayes: Carranza, Connor, Smith, Spare

Nays: Fisher, Coleman, Lopez, Moser

**Motion Failed: 4-4**

Motion: **carried.**

Commissioner Smith moved to table case Z180701/CP180701. Without a second, the motion will not be considered.

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Commissioner Moser moved to approve case Z180701/CP180701 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Coleman

Nays: Carranza, Connor, Smith, Fisher, Lopez, Moser, Spare

**Motion Failed: 1-7**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16– CPA180901 – Comprehensive Plan Amendment – Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Two tracts situated in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 2.87 acres zoned Single Family-1 (SF-1) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road.

Mr. Lee stated the purpose of the request is to amend the Future Land Use Map (FLUM) from Mixed Uses to Light Industrial designation so that the FLUM is consistent with the surrounding land uses in the area. The Light Industrial designation can accommodate Planned Development Districts. The property is located north of Josephine Lane; a substandard roadway that essential dead ends to undeveloped industrial zoned properties. More specifically, the three tracts for consideration are addressed 106 & 110 Josephine Lane. More recent development trends indicate properties west of S. Gilbert Road and south of W. Rock Island Road transitioning to industrial land uses. Staff recommends that the Planning and Zoning Commission consider amending the FLUM to an appropriate designation from Mixed Use to Light Industrial.

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

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve case CPA180901as recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Connor

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 10, 2018

PUBLIC HEARING AGENDA Item #17– Z180902 - Zoning Change - 106 & 110 Josephine Lane (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Zoning Change request from Single Family-1 (SF-1) District to Light Industrial (LI) District on 2.87 acres. Being two tracts of land situated in the J.C. Read Survey, Abstract No. 1183 Pg 846, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) District, generally located north of Josephine Road, approximately 564 feet west of Gilbert Road; more specifically addressed at 106 & 110 Josephine Lane. The property is within the State Highway 161 (SH 161) Overlay Corridor District. The owner is Clinton & Dorcas Weir.

Mr. Lee stated the applicant is requesting a zoning change from Single Family-1 District to Light Industrial District to allow for future industrial uses on the property. The purpose for rezoning the property is to establish consistent zoning on congruent parcels to allow for viable future industrial uses on the properties. When combined, the properties shall meet the minimum density and dimensional requirements of the Unified Development Code. If rezoned to Light Industrial District, the subject property will be governed by the Light Industrial District standards. 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. No appeals are being requested by the applicant. The Development Review Committee recommends approval.

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

Vernon Proctor, 1111 Elby Street, Irving, TX stepped forward in support of this case and representing HIS 3 Amigos Investments LLC, he asked that the encroachment on the property be cleaned up.

Doyle Halle with Liberman Broadcasting, Inc., 240 Gateway Drive, Irving, TX was in support of this case.

There being no further discussion on the case Commissioner Carranza moved to close the public hearing and approve case Z180902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Coleman

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 10, 2018**

PUBLIC HEARING AGENDA Item #18– TA180601 – Text Amendment – Article 9, Sign Standards. Amendment to the Unified Development Code, Article 9, “Sign Standards”. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an amendment to the Unified Development Code, Article 9, “Sign Standards”. An Amendment to the Unified Development Code to replace existing standards for signage with new standards governing temporary and permanent signage on residential and non-residential property, defining prohibited signage, murals, billboards, and accent lighting on businesses.

Mr. Jones stated staff originally brought these proposed amendments forward at the May 21, 2018 and August 20, 2018 meetings of Council Development Committee. The Committee voted to approve the amendments with minor changes. Article 9 of the Unified Development Code governs the design and construction of signage within the City. In response to Council's emphasis on improving the image of Grand Prairie, as well as recent legal challenges to municipal sign codes, several improvements to Article 9 have been developed by staff. These include revising the language of the code to be content-neutral in order to protect the constitutionally guaranteed right to free speech. This is accomplished in the proposed regulations with focus on the size, number, location, and visual appearance of signs rather than the uses to which they relate. In addition, there is a significantly stronger emphasis on visual aspects of the code with the revised code relying heavily on the use of images in addition to text. Several sign examples are included with each sign type, listing acceptable and not acceptable signs. There is more consistency in how each sign type is presented with each major sign type being given its own individual page, photographic examples and dimensional table. This has the added benefit of insulating the ordinance against the rapidly-changing innovations in sign design, particularly when it comes to temporary signage. Lastly, there are several signs which staff has identified as not conducive to developing Grand Prairie's image as a quality community, including pole and pylon signs, as well as several types of temporary signs, flags, and advertising devices which would be categorized as "attention-attracting devices." Attention Attracting Devices may include pen flags, streamers, and air dancers. New installations or uses of these sign types would be banned under the proposed code.

Commissioner Lopez asked if the business owners would be notified of the change and would there be a grace period once the ordinance is adopted. Mr. Jones stated if there is currently a case being processed then that applicant would meet the standards in place at this time, the city would work with the Marketing and Water Department to get the word out.

Commissioner Lopez asked if the Kiosk Signs would be restricted to advertise for the store onsite. Mr. Jones stated that would be an agreement with the tenant on what is advertised.

Ray Rodriguez, 2410 Garden Grove, Grapevine, TX with Pont of Sale Outdoor Media stated the point of the kiosk signs is to promote businesses and services, and sell the advertising space to businesses who wish to advertise at that location.



## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 10, 2018

Commissioner Moser stated he does not like adding restrictions on what business can do to advertise for their business, he understands the city is trying to clean up the clutter. He wants to make sure what this ordinance is saying we are no longer allowing billboards, pole signs, not allowing anyone to use graphic streamers, and motion signs, who will tell these businesses they cannot use these signs. How can we enforce this ordinance when the city is putting them up he believes a lot of these changes are hypocritical.

There being no further discussion on the case Commissioner Connor moved to close the public hearing and approve case TA180601 as presented by staff. The action and vote being recorded as follows:

Motion: Connor

Second: Smith

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

Nays: Moser

**Approved: 7-1**

Motion: **carried.**

Commissioners Comments: None

Commissioner Moser moved to adjourn the meeting of September 10, 2018. The meeting adjourned at 9:25 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Cheryl Smith, Secretary

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