



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 1, 2019**

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

COMMISSIONERS ABSENT: Chairperson Josh Spare, Eduardo Carranza

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

Vice-Chairperson John Lopez 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 Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190501 - Final Plat - Royalton at Grand Prairie, P190502 - Final Plat - Smith I-20 Addition, RP190501 - Replat - County Line Addition Revised, Lots 1A & 1B, RP190502 - Replat - Dalworth Hills Addition Revised, Lot 19R, Block 4, RP190503 - Replat - Lake Ridge Section 18A, Phase 3, Lot 2348R, Block H, RP190504 - Replat - Wood's Addition, Lot 1R, Block C.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of March 4, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P181102 - Final Plat - Greenway Trails, Phase 1 (City Council District 6). Final Plat for Greenway Trails, Phase 1, 117 residential Lots and 9 open space/common lots. 48.51 acres out of the J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The agent is Edward Eckart, Goodwin and Marshall and the owner is Matt Johnson, Forestar Group.

Item #4-P190401 - Preliminary Plat - Royalton at Grand Prairie (City Council District 2). A request to approve a preliminary plat to create Lot 1, Block A, Royalton At Grand Prairie. Being 11.997 acres out of the Frederick Dohme Survey, Abstract NO. 395, City of Grand Prairie, Dallas County, Texas zoned PD-294B within the IH 20 and Hwy 161 Corridors, located at the

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southwest corner of South Forum Drive and Hwy 161. The agent is Scott Minnis, G&A McAdams and the owner is David Dunson, SWBC Real Estate.

Item #5-P190402 - Preliminary Plat - Smith I-20 Addition (City Council District 2). Preliminary Plat for Smith I-20 Addition, Lots 2-5, Block A. Tract 3.2 of C D Ball Survey, Abstract No. 1699 and Tract 2B02 of Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of the I-20 frontage road, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Item #6-RP180701 - Replat - 2305 Graham Street (City Council District 5). Plat request to create two lots out of one residential lot on 0.368 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St.

Item #7-RP190101 - Replat - Burbank Gardens, Lots 174R & 174R1 (City Council District 5). Replat for Burbank Gardens Unit No. 1, Lots 174R and 174R1. Lot 174 of Burbank Gardens Unit No. 1, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 738 NE 29th Street. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Maria Silva.

Item #8-RP190404 - Final Plat - Park Heights Addition, Lot 8R, Block C (City Council District 1). Replat to create Lot 8R, Block C, Park Heights Addition, a single residential lot on 0.386 acres. Lots 8 and 9, Block C, Park Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned SF-3, Single Family Dwelling District, located at the addresses 1030 and 1034 Tapley Street. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Pastor Gomez.

Item #9-RP190302 - Replat - Westchester Elementary School Addition, Lot 1R, Block A (City Council District 6). Replat to create Lot 1R, Block A Westchester Elementary School Addition, a single lot on 21.332 acres. Westchester Elementary School Addition Block A, Lot 1 and Redding Addition, Block 1, Lot 1R. 21.332 acres out of the Thomas Tone Survey, Abstract 1460, City of Grand Prairie, Dallas County, Texas, zoned Agricultural (A) district, generally located south of W. Polo Rd, approximately 1170 feet east of S. Robinson Rd. specifically addressed at 145 W. Polo Rd. The owner is Tony Innmon, Grand Prairie ISD.

Item #10-RP190306 - Replat - Grand Prairie Athletic Addition, Lot 1R, Block 1 (City Council District 2). Replat to create Grand Prairie Athletic Addition, Block 1, Lot 1R on a single lot on 32.005 acres. Grand Prairie Athletic Addition, Block 1, Lot 1, Ninth Grade Athletic Addition, Block 1, Lots 1 & 2, 32.005 acres out of the James Brannon Survey, Abstract 208 and Charles Campbell Survey, Abstract 376, City of Grand Prairie, Dallas County, Texas, zoned Single

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Family-1 (SF-1) district, generally located at the southeast corner of Tarrant Rd. and Stadium Dr., specifically addressed at 101 High School Drive. The owner is Tony Innmon, Grand Prairie ISD.

AGENDA PUBLIC HEARING ITEMS TO BE TABLED/WITHDRAWN: Table Item#11-S190104 - Site Plan – Certifit, Item #12-Z190302/CP190302 - Zoning Change/Concept Plan – Kalterra Mixed Use Development, and withdraw Item #13-Z170604A/CP170601A - Planned Development Request - Brighton Estates Phase 1B.

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 P190501, P190502, RP190501, RP190502, RP190503, and RP190504, approve the minutes of March 4, 2019, and approve public hearing consent agenda items P190401 including the wall maintenance easement, P190402, P190403, RP181201, RP180701, RP190101, RP190404, RP190302, and RP190306, and table case S190104, Z190302/CP190302, and withdraw case Z170604A/CP170601A.

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- RP190303 - Replat - Stephen F. Austin Addition, Lot 1, Block A (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Replat to create Stephen F. Austin School Addition, Block A, Lot 1 one lot on 7.111 acres. Stephen F. Austin School Addition, Block A, Lot 1 and portion of parcel 1 in judgment Adrae Blake & Ricardo Vallejo being part of Dalworth Park Addition tracts 201 & 202, 7.111 acres out of the Hein Billsmirer Survey, Abstract 1270, and Joseph C. Reed Survey, Abstract 1270, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) district, generally located at the southwest corner of Burleson St. and N.W. 7th St., specifically addressed at 815 N.W. 7th St. The owner is Tommy Dyar, Grand Prairie Independent School District.

Mr. Lee stated the applicant is proposing to combine multiple tracts into one lot and establish easements on the existing elementary school property. The existing elementary school is on 7.111 acres. The existing public elementary school serves the surrounding neighborhoods providing public education for young children living in the north central portion of the community. The newly created lot will utilize existing access points and public utilities. The school plans to use the extra land for an expansion of its garden area. An abutting property owner has submitted a written letter of protest regarding replat. The protester's letter questions the

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accuracy of the southern property boundary. In accordance with state law, at least twenty percent of the lots or land adjoining the area of the proposed replat and within the subdivision protest the plat; it shall require three-fourths affirmative vote from members of the Commission to approve the plat. At this time, the protest does not reach the threshold to trigger a supermajority.

Mr. Lee stated the Development Review Committee recommends approval based on conformance of the plat to City standards.

Commissioner Coleman noted the Commission is here to approve a replat not the boundary lines. Mr. Lee replied that is correct, the boundary line issue would need to be address between the two interested parties and not the city.

Vice-Chairperson Lopez stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Andrea Blake, 721 NW 7th Street, Grand Prairie, TX stepped forward in opposition to the request, she is the adjacent property owner along NW 7th Street. She is not opposing the replat, but disagrees with the boundary line and survey that has been conducted by the school the marker is not located in the correct place it is located 18 inches into her property. She also has concerns with Mr. Jimmerson spraying pesticides along the fence line.

Commissioner Motley asked if she has had her property surveyed. Mrs. Blake replied no she has not had her property surveyed, but does have her deed.

Commissioner Moser said he lives in the area therefore he went to visit the site, the Commission is here tonight to allow a replat of the property the city cannot get in the middle of both parties and determine the property line.

Mark Steager with Grand Prairie ISD, 3814 Bluegrass Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. He stated the school wants to be a good neighbor and they are willing to work with Mrs. Blake. The fence would remain at its current location they do not plan on moving the fence.

Commissioner Motley stated he understands Mrs. Bake sold the school some of her property that is being replatted the school conducted a survey of the property in order for them to replat the lots into one lot.

Commissioner Coleman asked if Mrs. Blake's survey determines the property lines are located in a different location would the fence be moved. Mr. Stegar replied no they have no intensions on relocating the fence.

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There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case RP190303 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- Z190402 - Zoning Change - 611 Dalway, Residential Dwelling (City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a request to change the zoning from "NS" Neighborhood Service to "SF-4" Single-Family Four Residential District to allow for a residential dwelling on a vacant lot. Lot 1, Block C, Jefferson Heights Subdivision, City of Grand Prairie, Tarrant County, Texas, Zoned "NS", within "CBD 1" and generally located at the northeast intersection of W E Roberts Street and Dalway Drive. The owner is Miguel Lopez.

Ms. Acosta stated the purpose of this request is to change the zoning on 0.1606 acres from "NS" to "SF-4" to allow for a residential development. The applicant is requesting a 205 square foot variance for the lot size and a 5 ft variance for the lot depth. The lot is currently platted and the surrounding zoning is "SF-4". Staff supports the variances. The lot reasonably accommodates the uses permitted in the "SF-4" base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare. Approving the change to "SF-4" will allow the owner the opportunity to develop the underutilized parcel. In addition, Dalway is a local road and commercial use on the property would not give adequate transition to buffer commercial uses into the adjacent neighborhood. Furthermore, it is a goal within the comprehensive plan to increase housing options, prices, and ranges. To the west of the subject property commercial zoning is present on larger properties that will remain to serve the Jefferson Heights Neighborhood. Staff recommends approval of the proposed zone change from "NS" to "SF-4".

Vice-Chairperson Lopez stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z190402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- SU190203 - Specific Use Permit - 2155 S. Great Southwest Parkway, Event Center (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit request to operate a Special Events Center in former (Stepper's) 6,400 square bar & grill facility. GSID South, Lot 11A3, City of Grand Prairie, Tarrant County, Texas. 1.5 acre lot zoned LI, Light Industrial District within the Great Southwest Industrial (GSW) Corridor Overlay, generally located at the northeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The applicant is Cong Nguyen and the owner is Tom Nguyen.

Mr. Lee stated the proposed facility is designed for functions ranging from family gatherings, such as birthdays, wedding parties, as well as corporate events. The 6,400 square foot single-story masonry building sits on a 1.5 acre, Light Industrial zoned lot. The building and property complies with Unified Development Code standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via an existing commercial drive from S. Great Southwest Parkway and shared access drives via neighboring properties to the south and west. The site shall provide 122 parking spaces to accommodate anticipated patrons and standard dumpster & masonry enclosure on-site. The applicant intends to operate an Event Center in an existing 6,400 square foot building, located at 2155 S. Great Southwest Pkwy. In accordance with the applicant's Operational Plan, the business will host a variety of private events such as weddings, receptions, family reunions, graduation parties, quinceaneras, and corporate/company events/functions. Lisa's Event Center anticipates 2-3 Full-Time employees, with business hours being: Monday - Thursday 10:00 AM to 9:00 PM and Friday - Sunday 10:00 AM thru 1:00 AM. The Center intends to offer outside private catering via Lisa's Kitchen located at 2480 W. Pioneer Pkwy; which is located next door. The Center will also allow for BYOB regarding Alcoholic Beverages in full compliance with TABC licenses and regulations.

Mr. Lee stated the proposal as indicated by the applicant is to remove and relocate the existing commercial kitchen apparatus beyond the sink and necessary infrastructure to support outside catering operations. An existing non-compliance pole sign is located on the site, setting back approximately twenty feet from S. Great Southwest Pkwy. The sign is approximately 20' in height. Staff recommends the sign be removed with approval of the SUP. Other signage will be approved by separate permit. The Development Review Committee recommends approval subject to: Removal of existing non-compliance pole sign and Hours of Operation limited to 12:00 AM.

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Commissioner Coleman stated the commission has approved several of the uses, and would like to keep the hours of operation consistent with all of the venues.

Vice-Chairman Lopez asked if they would keep the bar area. Mr. Lee stated staff has asked the bar area be removed.

Vice-Chairperson Lopez stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tommy Nguyen, 417 Waterford Lane, Colleyville, TX stepped forward representing the case and to answer questions from the commission. He stated the building is already set up for an event center they would be providing security during the events, the tenants would be allowed to bring their own beer, and all of the food would need to be catered therefore they are asking to keep the bar in placed in order to have a place to setup the food being served.

Commissioner Connor asked for the capacity of the building. Mr. Nguyen stated the building can hold up to 300 people, they would provide one security guard up to 150 people and a police officer if there are more than 150 people in the venue. Mr. Jones stated the building capacity is determined by the Fire Marshall.

Commissioner Smith asked how many event centers do the currently have and how long have they had them. Mr. Nguyen stated they currently have one in Fort Worth they have not had any issues of concern with the city. He would have an agreement with the person renting the facility regarding the event center security, times of operation, and would make sure the premises are vacated as soon as the event is over.

Commissioner Moser asked if Mr. Nguyen understands the event needs to end at twelve midnight and the premises must be vacated at that time, the renters would need to hire a police officer or security guard, he asked if the catering can be of the renter's choice. Mr. Nguyen replied yes he understands the conditions and the renters can use any cater of their choice to cater the event. Mr. Moser stated these conditions would be part of the SUP ordinance, but if there are any violations or problems with the operation the SUP can be revoked.

Mr. Nguyen asked that they be allowed to keep the existing pole sign and stay open until 1 a.m. Mr. Norwood stated staff is recommending the pole sign be removed or replaced with a monument sign. Vice-Chairman Lopez stated the Commission is asking that the hours of operation be consistent with the other event centers recently approved.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190203 as presented with the following conditions:

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- * Events with 1-150 patrons attending 1 uniformed state-licensed security guard will need to be present for the duration of the event and to ensure the orderly departure of guests after the event is over.
- * Events exceeding 150 patrons, 2 uniformed state-licensed security guards will need to be present for the duration of the event and to ensure the orderly departure of guests after the event is over.
- * It shall be the responsibility of the permit holder to provide state-licensed security guards.
- * Business Hours be limited to 10:00 AM to 12:00 AM.
- * The existing non-compliance pole sign to remain.

Commissioner Fisher stated he cannot support the sign variance since it would not be in accordance with our ordinance.

Commissioner Smith stated her concern with the motion is the owner being responsible for the hiring of the security guard or police officer, she need further clarification.

Deputy City Attorney Mark Dempsey stated the SUP ordinance would have conditions for the owner to adhere too, we can add qualifications, but it would all fall back on the owner to make sure the SUP ordinance is met.

The action and vote being recorded as follows:

Motion: Moser

Second: Conner

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- SU190401/S190401 - Specific Use Permit/Site Plan - 7-Eleven, 1020 Mayfield Road (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 1.043 acres. Lot 4, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Overlay District, and addressed as 1020 Mayfield Rd. The agent is Kyle Vrla, Dynamic Engineering, the applicant is Marley Phillips, Creighton Development, and the owner is Mark Davis, Epic East Towne Crossing, L.P.

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Ms. Ware stated the proposed use is a Convenience Store with Gasoline Sales. The Site Plan includes a 3,061 sq. ft. convenience store, a gasoline canopy over eight fuel pumps (16 pump stations), dumpster enclosure, drive aisles, and 13 parking spaces. The site will be accessible from a mutual access drive off of Mayfield Road. The property is subject to density and dimensional requirements in 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 and PD-364. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in brick and stone. 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 proposal meets the stone accent 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 meet the building design requirements in Appendix F. The applicant is not requesting any exceptions. The Development Review Committee recommends approval.

Vice-Chairperson Lopez stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Mark Davis, John Weber, and Gerald Luecke with Webber and Company, 16000 Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission. Kyle Vrla, 1301 Central Expressway South, Suite 210, Allen, TX was present in support of this request.

Laurie Smith, 313 Pheasant Run Court, Grand Prairie, TX stepped forward in opposition to the request. She asked how many gas stations we are going to allow we already have a Race Track coming in we do not need them at every corner.

Mr. Norwood stated the Race Track is no longer going to be built.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU190401/S190401 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #18- SU190402 - Specific Use Permit - Century Industrial Park, 1725, 1801, and 1801 E. Main Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit request for Major Auto Repair, Body Shop, and Outside Storage on 7.6 acres. Century Commercial Park, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas. 7.6 acre tract zoned LI, Light Industrial District within the Central Business District (CBD) Overlay Corridor, Section No. 3, generally located south of E. Main Street and approximately 140 feet west of S.E. 19th Street. The agent is Michael Martin, Bannister Engineering, the applicant is Daniel Adams, and the owner is Bill & Valarie Adams.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate a Major Auto Body Shop, Auto-Related Storage of truck and utility beds and continue the non-conforming uses on the property, which would be made conforming by the adoption of the SUP. As proposed, the applicant intends to redevelop the site, including the demolition and reconstruction as outlined below: Currently the 7.5-acre site consists of three primary structures including the following:

- 8,700 Sq. ft. "Mainstreet Auto Repair" and Fabrication Shop at 1725 E. Main St. (to be redeveloped into showroom and install facility along with repair facility)
- 5,500 sq.ft. Industrial Bldg. at 1801 E. Main St. will be demolished (to be replaced by 15,000 square foot building for auto repair along with custom bedwork and "upfitting" as detailed in the attached Operational Plan)
- 1,500 sq.ft. Auto Sales Bldg. at 1821 E. Main St. (to be partially demolished and renovated for auto sales)

Mr. Lee stated the site was initially developed in the early 1950s, therefore as the land uses and vehicle circulation evolves it left an awkward and unusually traffic control situation; making redevelopment challenging. With the redevelopment, one exist drive from Main St will be retained while the other existing drives will be closed; the current unbuilt fourth leg of the intersection of E. Main St. and Small St. will be constructed, allowing a looped configuration along with the existing west drive from E. Main Street. A secondary access point is proposed which would connect a concrete commercial drive to S.E. 19th Street providing truck and fire access to and from the site. The company intends to operate normal work-day business hours as similar to their current operations. With the expansion, their plan indicates hiring at least 10 additional technicians, 6 office worker and 4 service writes and 4 support staff. In addition, the unpaved area in the back of the site currently used for bed storage will be concreted and landscaping on the property will be improved to exceed City requirements. This site shall conform to the Auto-Related Business Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles and unused truck beds shall be on areas designated on the Site Plan and shall occur only on a concrete surface.

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Mr. Lee stated the applicant is requesting to allow for variance to Article 6 UDC, Section 18, Minimum Masonry Requirement for Non-Residential Structures requiring primary exterior materials be constructed of masonry. As reflected on the applicant's exhibit, they are proposing the new facility be constructed of metal façade on all four sides, including architectural metal panel. Staff recommends approval of the requested Specific Use Permit in conjunction with the redevelopment of the existing uses on the site, but does not support the applicant's request for a variance to masonry exterior construction requirements.

Vice Chairperson Lopez asked if there would be a fence around the property. Mr. Lee replied yes there would be a wrought iron fence with a gate.

Commissioner Moser asked if the entire rear of the property would be concrete. Mr. Jones stated the entire site would not be paved due to some low areas, but a flood study would be conducted.

Vice-Chairperson Lopez stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Daniel Adams, 1300 E. Main Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190402 as presented and recommended by staff, granting the variance to masonry exterior construction requirements. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- CP190401 - Concept Plan - Northwest Corner of Robinson Rd & IH-20 Service Road. (City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Concept Plan to depict proposed commercial uses and building layouts as well as circulation and driveway locations at the northwest corner of Interstate 20 and Robinson Road. Property described as a portion of a 22.18 acre tract out of the Stephen B. McCommas survey, abstract no. 888, City of Grand Prairie, Dallas County, Texas, approximately 3.27 acres zoned Planned Development (PD-28) within the I-20 Corridor Overlay and SH-161 Corridor Overlay and addressed as 3900 Robinson Road, Grand Prairie, Texas.

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Mr. Jones stated approval of a Concept Plan for a restaurant and hotel on 3.27 acres. The subject property, addressed as 3900 Robinson Rd and located on the northwest corner of Interstate 20 and Robinson Road, zoned Planned Development District, and within the IH 20 Overlay District and the SH 161 Overlay District. The applicant intends to develop commercial uses on a 3.27 acre portion of a 22.18 acre tract. The proposal includes two commercial buildings on individual lots, depicted as a 1,500 square foot restaurant and a 4-story, 100 room hotel. The Concept Plan serves as a mechanism to review land use, circulation, drainage, and infrastructure requirements so that site design issues are resolved early on in the development process. Section 17.5.1 of the Unified Development Code provides criteria by which Concept Plans should be evaluated, along with requirements of the Drainage Design Manual. The UDC Article IV requires a Specific Use Permit for hotels located in a corridor overlay district or within 300 feet of single family zoning districts. The hotel depicted on Lot 1 will require a Specific Use Permit because it is within the SH 161 Overlay District and 300 feet from a single-family zoning district, and because the hotel depicted exceeds the maximum FAR of .35:1 allowed by the PD. A Site Plan is required for any commercial development on the property. PD-28 requires a Site Plan for any construction, and UDC Articles VII and Appendix F require Site Plan approval within a corridor overlay district.

Mr. Jones stated the site has frontage along the IH-20 Frontage Road and S. Robinson Road. The Concept Plan depicts one access point on the IH-20 Frontage Road and one access point on S. Robinson Road. The access from IH-20 Frontage Road will be shared by Lot 1 and Lot 2, while the drive from S. Robinson will directly serve Lot 1. Approval of this Concept Plan will be considered part of TXDOT's process to approve the access from the IH-20 Frontage Road. The Development within the SH 161 Overlay District is required to meet the standards contained in Appendix F of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for the individual lots at the Site Plan phase.

Mr. Jones stated the Development Review Committee recommends approval.

Vice-Chairperson Lopez stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Sandy Stephens, 6175 Main Street, Frisco, TX was present representing the case.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case CP190401 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Moser

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

Nays: None

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Approved: 7-0

Motion: **carried.**

Commissioners Comments: Commissioner Motley noted Chairperson Josh Spare was not present due to having surgery, and hopes he gets to feeling better and looks forward to seeing him at the next meeting.

Commission Coleman moved to adjourn the meeting of April 1, 2019. The meeting adjourned at 8:47 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

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