



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

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

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, Nyliah Acosta, Planner, 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 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith 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 P190801 – Preliminary Plat- Lynn Creek Addition, P190802 – Final Plat – Prairie Ridge, Phase 2C, RP190801 – Replat – The Blanca Addition, RP190802 – Replat – 307 Gilbert Circle Addition, and RP190803 – Replat- Lake Ridge, Section 20.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 3, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190602 - Preliminary Plat - TCC Macarthur Addition, Lot 1, 2 & 3, Block 1 (City Council District 1). A request to establish three (3) separate industrial lots and identify 100 yr. flood plain, identify easting easements and dedicate the necessary utilities and easements for the immediate development of Lot 2. The 215.73-acre property is situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County. The property is zoned Light Industrial (LI) District and lies within the I-30 Overlay Corridor District and located near the northwest corner of Interstate Highway 30 WB Service Road and MacArthur Blvd. The agent is Dennis Chovan, Half Associates, Inc., the applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.

Item #4-P190703 - Final Plat - Remington I-30 Addition (City Council District 1). Final Plat to establish three lots, dedicate rights-of-way and establish easements on 59.11 acres. 59.11 acre

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tracts (54.708 acres & 2.01 acres) situated in the Levi Franklin Survey, Abstract No. 470, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39). The property is generally located at the northwest corner of Wildlife Pkwy and N. Belt line Rd., addressed at 701 E. Wildlife Pkwy. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Cody Hodge, Halff Associates, and the owner is Stan Graff.

Item #5-RP190601 - Replat - Epic West Towne Crossing, Phase 1, Lots 1A & 1B, Block B (City Council District 2). Replat of Lot 1, Block B, Epic West Towne Crossing Phase 1, creating two lots on 2.798 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc. and the owner is Mark Davis, Weber Lake Prairie TC. LP.

Item #6-RP190602 - Replat - Lakecrest Addition, Lots 6 & 7, Block 969 (City Council District 3). A request to replat a 0.359 acre property into a single lot to allow for a residential development. The 0.359 acre property is part of Lot 5, Block 969/C, Dallas County, Texas and a portion of Lakecrest Drive right-of-way and is currently zoned Single Family. The property is located at the address 1302 Avenue C and is generally located east side of Avenue C. The owner is Hal Thorne, Hillstone Construction, LLC.

Item #7-S190606 - Site Plan - IH-30 MacArthur Warehouse (TCC MacArthur Addition, Blk 1, Lt 1) (City Council District 1). Site plan request for proposed two-story, 376,000 sq. ft. office/showroom warehouse facility on 22.42 acres, situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County located northwest of Interstate Highway 30 WB Service Road and MacArthur Blvd. The property is zoned Light Industrial (LI) District and is located within the IH-30 Overlay Corridor District. The agent is Dennis Chovan, Half Associates, Inc. The applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.

Item #8-SU190704/S190704 - Specific Use Permit/Site Plan - Wendy's (City Council District 2). A Specific Use Permit to allow for a restaurant with a drive-through. Addressed as 1130 Arkansas Lane and SH 161 legally described as Lot 4, Block A, Bush & Pioneer Centre Addition, Dallas County, City of Grand Prairie, Texas, Zoned P-351. The applicant is Robin Ersfeldt, Watermark Engineering and the owner is Nicholas Rhoads, Heritage Partners and Stonewall Road Restaurant Group.

Item #9-SU190705/S190701 - Specific Use Permit/Site Plan - Taco Bell at Epic East Towne Crossing (City Council District 2). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.227 acres. Epic East Towne Crossing, Lot 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3192 S Highway 161. The agent is William Winkelmann, Winkelmann &

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Associates, the applicant is Gabriela Marks, and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Item #10-TA180601A – Text Amendment – Amending article 9, “Sign Standards” of the Unified Development Code of the City of Grand Prairie, Texas, to clarify certain regulations regarding the procedure removal or repair of unsafe or nuisance signs.

Item #11-TA190701 – Text Amendment – Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas to clarify term limits of Board Members.

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 P190801, P190802, RP190801, RP190802, and RP190803, approve the minutes of June 3, 2019, and approve public hearing consent agenda items P190602, P190703, RP190601, RP190602, S190606, SU190704/S190704, SU190705/S190701, TA180601A, and TA190701.

Motion: Moser

Second: Smith

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- Z180602 - Zoning Change - EpicCentral (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change Plan for EpicCentral, creating a planned development district for hotel, restaurant, and entertainment uses. Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4, Central Park Addition and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-187 and PD-194, within the SH 161 Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl. The owner/applicant is the City of Grand Prairie.

Ms. Ware stated EpicCentral is a consists of approximately 172 acres that includes Grand Prairie's Public Safety Building, Epic Waters Indoor Waterpark, The Summit, and The Epic. EpicCentral is oriented around a system of five lakes and connected by trails and the boardwalk. Restaurants, hotels, and retail are additional elements envisioned for EpicCentral. Though notices were delivered to surrounding residents regarding the PD change, no development is envisioned at this time that would be immediately adjacent to an existing residential neighborhood. The 2018 Comprehensive

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Plan's Future Land Use Map designation for this location is Commercial/Retail/Office and Parks and Recreation. The proposal is consistent with the FLUM with the exception of a 7.6 acre tract at Esplanade and Warrior Trl. The FLUM may need to be changed in the future if developed as a use other than Parks and Recreation. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including: Promote and enhance economic development strengths; Provide recreational options and protect open space; and Encourages a mix of integrated community uses within walking or bicycling distance. The zoning change would establish a base zoning district of Office. Permissible uses shall be those provided for in Article 4 of the UDC for Office District with the exceptions and additions. The following uses shall be allowed by right: The following uses shall be allowed by right: hotel, office, restaurant (with equal to or exceeding 75% of alcohol sales), restaurant (with alcohol sales including entertainment), kiosk restaurant, dinner theater, and brewpub. The following accessory use shall be allowed by right: helistop. The following uses shall require a Specific Use Permit: multi-family apartments, entertainment, and retail. Development shall comply with the density and dimensional standards for Office District with the following exceptions: The maximum height shall be 120 feet; The maximum Floor Area Ratio shall not apply; and Table B in Article 6 of the UDC shall be used to calculate the side yard setback when adjacent to residential.

Ms. Ware stated development that occurs through a partnership with the City of Grand Prairie shall conform to the Development Agreement. When there is a conflict between development and land use standards specified in the UDC and the Development Agreement, the Development Agreement shall take precedence. All development within the boundaries of this Planned Development District that occurs through a partnership with the City of Grand Prairie shall not require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. The Development Review Committee recommends approval.

Chairperson Spare 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 Coleman moved to close the public hearing and approve case Z180602 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 7-0

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PUBLIC HEARING AGENDA Item #13- SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (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 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP.

Ms. Ware stated the site is located at the corner of SH 161 and Mayfield Rd and is accessible from both SH 161 and Mayfield Rd via shared drives. The Site Plan depicts the 3,639 sq. ft. restaurant, an outdoor patio, parking, and dumpster enclosure. A double drive-through lane begins on the north side of the building, wraps around the building and merges into a single lane along the south side of the building. The subject property is zoned PD-364 with a base zoning district of Commercial Development is subject to the standards in PD-364 and the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in Appendix W of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of brick, two colors of stucco, and a reclaimed metal car hood panel as an accent. The proposed elevations include the following Building Design Menu Items: color contrast, specialty accent, corner treatment, articulated public entrance, roof profile variation, and enhanced windows. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal meets the Appendix F Menu Items requirements.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Smith stated with so much landscaping being added to this site, would there be any outside seating. Ms. Ware replied yes the seating would be located on the eastside of the building.

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

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Robert Montgomery with Raising Cane's, 6800 Bishop Road, Plano, TX stepped forward representing the case and to answer questions from the commission. Mr. Montgomery said they like to add additional landscaping to their projects and with this development they would be bringing a new design/prototype. He said they are looking forward to locating one of their restaurants at this location.

Everett Fields, 2545 Clearlake Drive, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190602/S190602 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

Approved: 7-0

PUBLIC HEARING AGENDA Item #14- SU190702/S190702 - Specific Use Permit/Site Plan - Hogan Truck Rental (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Commercial Truck Leasing/Rental Services & Equipment Sales on 7.0 acres. The subject property is zoned Light Industrial (LI) District & Planned Development-124 I (PD-124) District and is located within State Highway 161 (SH-161) Overlay Corridor District. Durable Inc. Addition, Block 1, Lots 1 and a portion of Lot 2, City of Grand Prairie, Dallas County. The property is generally located northeast of Roy Orr Blvd at Oakdale Lane, addressed at 3001 Roy Orr Blvd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Phil Mumford, Contractors Access.

Mr. Lee stated the partially develop 7-acre site; was more recently used as pump repair and maintenance facility consisted of a single story 9,000 sq. ft., concrete tilt-wall building with three overhead dock doors orientated to the south. The property had limited access via a concrete paved drive from Roy Orr Blvd. Constraints on-site includes sanitary sewer and overhead electrical power easements along the rear portion of the property running northeasterly. Although zoned Light Industrial District, existing mobile home/RV park residential uses are to the south and the existing River Ridge mobile home park is immediately to the east. The applicant is proposing to operate a commercial truck leasing operation in conjunction with general maintenance, upkeep, washing and fueling of private fleet services. The applicant has acquired the partially developed site with plans to develop their operation in multiple phases. Phase 1 & 2 will consist of the currently-constructed building on a platted 3.4-acre lot and extending south to Oakdale Lane providing ingress-egress to the signalized intersection with Roy Orr Boulevard. A designated drainage detention area is being provided in this phase located at the southeast corner of the property. Phases 3 & 4 shall provide additional concrete paving to accommodate fire lanes, drive ways for future

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truck storage areas and drainage detention. Primary access to the site shall be from two existing commercial drives via Roy Orr Boulevard. Adequate visitor and employee parking are being provided onsite as well as loading/unloading facilities.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate a Commercial Truck Leasing and Service facility. An existing seven-foot chain-link fence with privacy slats exists along the neighboring eastern and southern property boundaries, providing a screen. Along the street frontage and subject to the relocation of the proposed southern drive approach, the development proposes to preserve as many existing trees as possible. The current driveway alignment would preserve the maximum number of existing trees, but may create stacking concerns at the Oakdale Lane/Roy Orr intersection. The site exceeds the 10% landscape requirements in Phase 1 with additional plantings designated for Phase 2, including six additional street trees along Roy Orr Blvd and complimentary shrubbery throughout the development. A 12' X 12' standard dumpster enclosure is being provided near the south-center section of the site per direction from DRC staff. The site provides for adequate employee and visitor parking spaces and truck parking spaces in Phases 1 & 2. The subject property is designated as appropriate for Light Industrial uses on the Future Land Use Map. Light Industrial typically includes categories such as warehousing, distribution, light assembly and fabrication uses. The proposal is consistent with the FLUM. This site shall conform to the city's ARB regulations. The ARB standards includes a list of regulations assuring compliance with Grand Prairie's adopted environmental, building and fire codes

Mr. Lee stated staff recommends approval of the Specific Use Permit provided the applicant preserve the tree-line along Roy Orr for screening, and subject to the following conditions:

- The request shall be limited to Phase 1 & 2, with subsequent phasing requiring SUP review.
- ARB related activities are performed inside.
- No inoperable vehicles are to be store onsite.
- All truck and auto-related repairs shall be limited to private vehicles on contract basis and no walk-in repair authorized.

Commissioner Connor asked when trees as big as the ones located on this property are removed, is the applicant required to put back a tree of the same caliber. Mr. Lee stated the city does not have a tree preservation ordinance, but we do encourage additional landscaping be added.

Commissioner Coleman stated before Oakdale Road was extended there were a lot of trucks that travel the road, and asked if a deceleration lane could be put in. Mr. Huntsman stated there are currently signs located on Oakdale, but staff can look into adding a deceleration lane to be able to make a right turn for safety reasons.

Commissioner Smith stated her concern is the developments proximity to the residential area.

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

Walter Nelson with Nelson & Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Nelson stated they would not have any freight trucks the trucks are empty with no beds on them they would not have anyone coming in at night they only rent to corporations like Panera Bread. They are requesting to keep the existing wooden fence in place and construct a 7 foot chain-linked fence with slats on the south side of the property. They would only be conducting maintenance on the trucks, no major repairs. All of the pavement would be concrete, and the building doors are located about 300 feet from the mobile home park.

Commissioner Moser stated the Operational Plan indicates they would be washing vehicles onsite, would all this take place indoors. Mr. Nelson replied yes.

Mr. Moser noted there would also be a fuel station onsite, and in the future would like to operation twenty-four hours a day, seven days a week.

Paul DeSherling, 200 Hoffman Lane, Belleville, IL stepped forward in support of the case. The fuel station would come in during Phase 3 of the project and would be located outside of the building, but would only be used on the vehicles needing to be re-fueled. The twenty-four/seven operation would only happen if their business excels in the next two to three years.

Commissioner Moser stated all of their activity would occur inside the building and would be connecting onto city's services, would all this happen during phase-one. Mr. DeSherling replied yes.

Chairperson Spare stated he would like to make it a requirement that the property between the wooden fence and chain-linked fence be maintained by this development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU190702/S190702 as presented and recommended by staff, and the area between the existing wood fence and proposed chain-link fence be maintained by the applicant, Hogan Truck Leasing. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

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PUBLIC HEARING AGENDA Item #15- SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

Ms. Ware stated the site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4-story, 100-room hotel, outdoor pool, parking, and dumpster enclosure. The subject property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to the window requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal provides the required 12 Menu Items.

Ms. Ware noted the maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 67 ft. Staff does not object to this request: City Council has approved similar height exceptions in the past several years. The subject property is adjacent to an existing hotel with a height of about 54 ft. The maximum allowable FAR is .35:1. The proposal has a FAR of .52:1. Staff does not object to this request: City Council has approved similar FAR exceptions in the past several years. Appendix F requires that windows account for 30% of the north and south facades. Windows account for 14% of the north facade and 2% of the south facade. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 20% of the area of all facades and 43% of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. Windows are provided along 13% of the length of all facades.

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Appendix F requires a 30 ft. landscape buffer along IH-20 and Sara Jane Pkwy. The applicant is providing a 20 ft. landscape buffer along IH-20 and a 28 ft. landscape buffer along most of Sara Jane Pkwy. The applicant is providing an additional 100 shrubs as a compensatory measure for relief from the landscape buffer. The proposal includes 120 parking spaces when the maximum allowable number of parking spaces is 104.

Ms. Ware stated staff does not object to a hotel at this location, and does not object to requests for exceptions for height, FAR, covered walkways, landscape buffer, or maximum parking spaces. However; staff recommends that the applicant meet Appendix F requirements with regard to required windows, particularly on facades visible from Interstate 20.

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

Dayne Ram with ADR Design LLC, 2426 Silverado Trail, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Spare stated there needs to more windows or spangle glazing added to the building.

Mr. Ram stated they are in the process of working with corporate on adding more windows. Mr. Spare stated the case can be tabled until Mr. Ram gets approval from corporate on adding more windows.

Commissioner Moser asked if the problem not having windows on the building is because of the way the building is oriented. He does not want to cause issues with this development if the other hotels in the area did not meet the same standards. Mr. Jones stated staff would like to see the south side of the building match the north side.

Chairperson Spare said he would like for this development to follow the standards that are in place at this time.

Commissioner Smith stated she would like for this development to move forward, but would agree that this case might need to be tabled until there is more clarification on the windows.

Commissioner Connor stated he likes the project, but there are too many unanswered questions, he too would like to see more windows on the building.

There being no further discussion on the case commissioner Smith moved to table case SU190703/S190703. The action and vote being recorded as follows:

Motion: Smith

Second: Connor

Ayes: Carranza, Connor, Smith, Spare

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Nays: Coleman, Fisher, Moser

Case Tabled: 4-3

Ms. Ware noted case CPA190601/ Z190601/CP190601 would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #16- CPA190601 - Comp Plan Amendment - Forum Villas (City Council District 4) and Item #17-Z190601/CP190601 - Planned Development Request/Concept Plan – Forum Villas (City Council District 4). Senior Planner Savannah Ware presented the case reports and gave a Power Point presentation for a Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. The applicant intends to construct a 219-unit hybrid housing development on 18.9 acres. The development includes a mixture of one-bedroom, two-bedroom, and three-bedroom detached and attached houses on a common lot. The site includes two controlled-access entrances, one off of Great Southwest Pkwy, and one off of Forum Dr. The Concept Plan depicts a centrally located leasing office and amenity center. Units are organized around a central green space amenity. The design and amenities included in the central green space will be determined with the Site Plan. Maintenance of the units, common areas, open spaces, and backyards will be the responsibility of the management company. The Concept Plan depicts surface parking, covered parking, and detached parking garages throughout the development. The number of parking spaces exceeds what is required and the percentages of garages and carports are consistent with Appendix W. The Concept Plan depicts reserve parking areas that can provide an additional 21 parking spaces if needed. The property is currently zoned for Single Family Residential use. The approved Preliminary Plat depicts 80 residential lots. The requested zoning change will increase the number of units to 219. Due to the increase in number of units and existing traffic concerns in the area, the Transportation Department required that the applicant submit a Traffic Impact Analysis. Key takeaways from Transportation's analysis of the TIA findings are listed below.

- Traffic movements from the school could cause significant delay to residents trying to turn left onto Great Southwest Pkwy in the morning.
- The site volumes are relatively low which keeps the queue low.
- As traffic grows on Great Southwest Pkwy, the wait and queue to exit the subject property will gradually increase.

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- The Level of Service (LOS) for this turn is at F for the buildout.
- School traffic turning left onto Great Southwest Pkwy will have the right-of-way. The increase in volumes created by this development will not affect school traffic turning movements.
- No other intersections will be significantly impacted by this development.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family One. The applicant is proposing a minimum of two distinct elevations for each unit type and intends to use roof profile and exterior materials and colors to create architectural variation throughout the development. The Development Review Committee recommends approval with the following conditions:

1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in 100% stone or brick;
2. Back yard fences that are parallel to open space areas or sidewalks shall be constructed of wrought iron;
3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;
4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is 100% leased and parking demand requires additional parking spaces;
5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
6. Individual units shall be fire sprinklered; and
7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.

Commissioner Smith stated she is concern with the development only having one entrance for the amount of homes being proposed. Mr. Jones stated this type of development should not cause a delay on the public-street or intersection what is being proposed is low density residential.

Commissioner Connor said his concern with this development is that he lives in the neighborhood right behind the school and there is already a traffic issue that backs up down Forum Drive, with this development it could make it harder to get in and out of his neighborhood and adding additional traffic could make things worse for the school and adjacent neighborhoods, how can we hold them accountable.

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Brett Huntsman, Transportation Planner, stated the anticipated traffic from this development would be low, but they are aware of the school traffic being an issue.

Chairperson Spare asked if the main entrance could be moved further north with a median break on Great Southwest.

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

Rich Darragh with Skorburg Company, 8214 Westchester Drive, Suite 710, Dallas, TX, stepped forward representing the case and to answer questions from the commission. Mr. Darragh gave a presentation of their proposed development. He said they are proposing three exits and would be willing to work with the traffic department one putting in a median break on Great Southwest.

Mr. Fisher asked if they would be maintaining the premises at all times, and did they meet with the school regarding this development.

Daniel Satsky with Ashton Woods-Dallas Division, 1800 Valley View Lane, Farmers Branch, TX, stated the property would be owned by an entity that would maintain the premises at all times. They did not converse with the school regarding the development.

There being no further discussion on the case CPA190601 commissioner Coleman moved to close the public hearing and approve case CPA190601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

Approved: 7-0

There being no further discussion on the case Z190601/CP190601 commissioner Carranza moved to close the public hearing and approve case Z190601/CP190601 as presented and recommended by staff, with the following conditions and recommendation:

1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in 100% stone or brick;
2. Back yard fencing material shall be designated on the Site Plan;
3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;

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4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is 100% leased and parking demand requires additional parking spaces;
5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
6. Individual units shall be fire sprinklered; and
7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.
8. The Great Southwest Pkwy median opening that aligns with the northernmost exit shall remain open.

The action and vote being recorded as follows:

Motion: Carranza

Second: Coleman

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

Nays: None

Approved: 7-0

PUBLIC HEARING AGENDA Item #18- Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and PD Amendment to allow for front-entry garages on 23 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Mr. Lee stated the Development and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes. The applicant requests an amendment removing the prohibition of front-entry garages for 16 additional lots. Only lots on corners would be required to provide non-front entry garages. DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages. Staff is not generally opposed to the request, but recommends that the applicant work to identify additional opportunities for non-front entry garages beyond the five remaining non-front entry lots.

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

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Tim Martin, 6175 Main Street, Frisco, TX, stepped forward representing Casa-Bella Homes and to answer questions from the commission. He asked that the case be tabled in order to meet with their design team on staff's recommendation.

There being no further discussion on the case commissioner Moser moved to table case Z060902A. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

Case Tabled: 7-0

At 8:50 the Commission took a 15 minute break.

PUBLIC HEARING AGENDA Item #19- SU151004E – Specific Use Permit Renewal 987C-309 SE 14th Street (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for Major Auto Repair and Auto Body and Paint Uses in the Commercial District. The property is located on Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C - Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The owner is Vincent Duan.

Mr. Helm stated as required by Ordinance No. 10426-2018 for Specific Use Permit 978D the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Code Compliance are as follows: Failure to comply with the SUP/parking inoperable vehicles and storage in the front designated parking spaces. As per Section 3 of Ordinance No. 10574-2018: Should any inspection performed at any time within the renewal period, determine that the property or operation thereupon is not in compliance with all applicable codes which shall include, but not be limited to, all the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government, staff may refer the SUP back to the City Council for consideration of revoking the Specific Use Permit authorized by Ordinance No. 10426-2018;

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Mr. Helm stated due to the numerous and repeated violations and conditions listed in the ordinance, staff recommends the revocation of the Specific Use Permit No. 978D and Ordinance No. 10574-2018.

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

Miguel Zuniga, 2828 Forest Lane, TX stepped forward representing the case and to answer questions from the commission. He stated the Honda Civic in the picture is his personnel vehicle and the white truck belongs to his worker they are both operable. He has been following all of the requirements and does not understand why he is being brought forward with this case. He said Code Enforcement Philip Curtis makes routine visits to his shop.

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward as the owner of the property. He has had three different tenants since the last meeting and has done everything he has been told to do by the city, but sometimes a car is dropped off during the night, but they immediately moved it in the morning. He stated they were not designated specific parking spaces for their workers and customers, they were just told to provide six parking spaces for their vehicles.

Chairperson Spare asked if the customers could also park at the rear of the property. Mr. Duan replied yes they having parking in the back of the building.

Commissioner Moser stated he remembers telling him in the past meetings that he would need to clean up his property, he has been giving a lot of chances over and over, and yet he still does not maintain the standards.

There being no further discussion on the case commissioner Carranza moved revoke case SU151004E as recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

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

Nays: None

Approved: 7-0

PUBLIC HEARING AGENDA Item #20- SU120404E – Specific Use Permit Renewal 886D-2502 Central Avenue (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

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Mr. Helm stated as required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Multiple inspections out of date.
- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- The site appears to have ongoing salvaging.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

Mr. Helm stated due to the numerous and repeated violations, staff recommends the Specific Use Permit and Ordinance No. 10217-2017 be brought back as a revocation at the next hearing.

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

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward representing the case and to answer questions from the commission. He stated there are no salvaging parts at this location.

Commissioner Connor said Mr. Duan says he visits the property often, but yet there are still a lot of violations he needs to be more stringent with his tenants, all he hears are excuses.

There being no further discussion on the case commissioner Moser moved to deny the renewal on case SU120404E and that the Specific Use Permit and Ordinance No. 10217-2017 are brought back as a revocation at the next hearing. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

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PUBLIC HEARING AGENDA Item #21- SU980303A – Specific Use Permit Renewal 674 - 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, Grand Prairie, TX, Dallas County.

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Mr. Lee stated due to the numerous and repeated violations, staff recommends the revocation of the Specific Use Permit-674 and Ordinance No. 5585.

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

Carlos Urbina, 2302 S. Carrier Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Urbina stated he does not sell cars at this location he fixes cars that are to be sold by their owners, so yes sometimes some of the cars have signs on them, but the phone numbers on the cars are not his number. Code Enforcement Philip Curtis is always coming onto his property, this is his family business and he has been there for the past twenty years and does his best to keep the property in order.

Commissioner Connor asked if he has received a notice on the dis-repair sign, if so how long ago did he receive the notice, he needs to clean up his property and follow the rules. Mr. Urbina stated is has been about two months since he has received a notice regarding the sign.

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There being no further discussion on the case, commissioner Connor moved to close the public hearing and deny the renewal of case SU980303A and the Specific Use Permit and Ordinance No. 5585 are brought back as a revocation at the next hearing.

Commissioner Moser stated he would like to note that this case is very different from the two previous cases that were just heard on the agenda, this is the first time Mr. Urbina is coming back before the Commission on his renewal and owner of the other cases has been back six times on his case.

The action and vote being recorded as follows:

Motion: Connor

Second: Smith

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

Nays: Coleman

Approved: 6-1

Commissioners Comments: None

Commission Moser moved to adjourn the meeting of July 1, 2019. The meeting adjourned at 9:40 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

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