



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 2, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman, John Lopez, Eduardo Carranza.

COMMISSIONERS ABSENT: None

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 Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Chairperson Motley gave the invocation, Commissioner Lopez led the pledge of allegiance to the US Flag, and Commissioner Fisher led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180501 – Final Plat- Victory Shops at Lakeridge 2, P180502 – Final Plat – Mira Lagos East Townhomes - South, P180503 – Preliminary Plat- Prairie Ridge, Phase 2, P180504 – Final Plat – Carrier Parkway Townhomes, P180505 – Final Plat – Mira Lagos East Townhomes - North.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of March 5, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P171207 - Preliminary Plat – Carrier Parkway Townhomes (City Council District 1). A Preliminary Plat for 30 single family-townhouse lots and seven common lots on 5.42 acres. Tract 57, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned MF-1, within the Highway 161 Corridor Overlay, and addressed as 1720 S. Carrier Parkway, approximately 530 feet north of W. Marshall Drive. The owner is K- Flip, LLC, the applicant is Ahmad Abbadi, and the agent is Mesa Design-Build, LLC.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018**

Item #4-P180103 - Final Plat - Clearview Estates (City Council District 6). Final Plat for Clearview Estates creating 35 residential lots and 5 open space lots on 8.891 acres. Tracts 3A2A, 3C2A, 3C3, and 3G, Caroline M Adams Survey, Abstract 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-360, within the Lakeridge Overlay District, and generally located east of Day Miar Road on E. Seeton Road. The agent is Kylon Wilson, Stantec and the owner is John Arnold, Skorburg.

Item #5-P180401 - Preliminary Plat – Brighton Estates, Phase 1A (City Council District 4). Preliminary Plat for Brighton Estates Phase 1A, creating 61 residential lots and five open space lots on 19.35 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, and addressed as 3600 S Great Southwest Pkwy. The applicant is Mark Allen, D R Horton-DFW West and the owner is Dan Luby, ECOM Real Estate Mgmt.

Item #6-P180402 - Preliminary Plat - Brighton Estates, Phase 1B (City Council District 4). Preliminary Plat for Brighton Estates Phase 1B, creating 80 residential lots and six open space lots on 18.92 acres. Tract 5 and Tract 5A, E. Roland Survey, Abstract No. 1313, Grand Prairie, Tarrant County, Texas, zoned PD-361, and addressed as 3412 and 3475 S Great Southwest Pkwy. The applicant is Mark Allen, D R Horton-DFW West and the owner is Dan Luby, ECOM Real Estate Mgmt.

Item #7-S180401 - Site Plan Amendment - Walmart (City Council District 6). Site Plan Amendment for an existing Walmart Supercenter Store on 22.20 acres. Lot 1, Block B, Great Southwest Crossing, City of Grand Prairie, Dallas County, Texas, zoned PD-250, within Interstate 20 Corridor Overlay District and addressed 2225 W Interstate Highway 20. The agent is Carolyn Koch, Kimley-Horn & Associates, Inc. and the owner is Brian Frazier, Wal-Mart Real Estate Business Trust.

Item #8-Z180401 – Zoning Change – 2024 W.E. Roberts St. (City Council District 1) A request to rezone 0.1 acres of property from MF-1, Multi Family-One Residential District, to PD, Planned Development District to allow for a single family residential dwelling. The property is generally located on the north side of W.E. Roberts St, approximately 230-feet west of SW 22st St in Lot 15, Block 38, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The property is addressed as 2024 W.E. Roberts St. The owner/applicant is Luna Clemente.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#9- TA180401 - Text Amendment - Donation Bins.

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 P180501, P180502, P180503, P180504, P180505, approve the minutes of March 5, 2018, approve public hearing consent agenda items P171207, P180103, P180401, P180402, S180401, and Z180401, and postpone case TA180401.

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018

Motion: Spare

Second: Lopez

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– S180402 - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for proposed 24K sq. ft. expansion of an existing 84K sq. ft. Warehouse/Transfer & Storage Terminal on a 32.14.22 acre lot. The proposed 60-door terminal expansion to the site consist additional employee and trailer parking primarily located on the western portion of the property. Lot 1, Block 3, Stellar Way Addition, City of Grand Prairie, Dallas County, Texas, 32.410 acres zoned Planned Development-221 (PD-221) District, located within the State Highway 161(SH-161) Corridor Overlay District and addressed 211 W. Trinity Boulevard. The agent is Jake Fears, Wier & Associates, Inc. and the owner is John Robertson, AAA Cooper.

Mr. Lee stated this item is to expand PD-241 by incorporating the abutting western 14 acres to accommodate 188,000 square foot building expansion. The site plan depicts the 44 acre industrial site, including the facility expansion and associated parking, landscaping improvements as well as infrastructure upgrades to accommodate the expansion. The existing Planned Development-261 allows for the construction of the western and norther facades and exception to the exterior masonry construction in lieu of insulated metal panels. Also, properties within the Great Southwest Industrial District have historically been granted consideration to this exception. The Unified Development Code, Article 8 requires Light Industrial uses to provide a minimum of 4% landscaping per site. The applicant is proving over 100 trees, including 24 street tress and several hundred shrubs to the site. In addition, the property provides specifically multiple red oaks and live oak strategically places along the frontage to provide additional screening of the new dock doors from the street. No appeals are being requested by the applicant, the existing Planned Development-241 allowed for Wholesale Food Production uses and an allowance for metal insulated panel exterior construction on the western and northern facades. The building's expansion shall be compatible with and consistent with the original design.

Mr. Lee stated the DRC recommended approval of the proposed planned development amendment and site plan subject to the following conditions:

- Submission, review and acceptance of Traffic Impact Analysis (TIA) associated with the removal of an east-west collector along the northern boundary of the property.
- Additions and/or alterations to the engineering plans as required by the Engineering Department.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018**

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Jake Fears with Wier & Associates, Inc., 2201 E Lamar Blvd., #200, Arlington, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley stated Cooper Tires has been an excellent company to the City.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180402 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

**Approved: 9-0**

Motion: carried.

PUBLIC HEARING AGENDA Item #11– S180403 - Site Plan – Polani Office Building (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for (1) one general office/retail buildings on .218 acre lot. The purpose for the site plan is to relocate the existing self-service ice machine on the property and reconfigure parking and driveways to accommodate the proposed building remodel. Lot 1, Block 14, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, 0..218 acre zoned (CA) Central Area and is within the Central Business District (CBD) Overlay Corridor, Section 2; addressed 210 S. W. 2<sup>nd</sup> Street.. The owner is Muhammed Polani, DFW 2005 Inc.

Mr. Lee stated the applicant is seeking site plan approval allowing for the realignment of parking and relocation of an automated ice dispensing kiosk on-site to accommodate the repurposing of the existing one-story 3,923 square foot building. The applicant proposes to remodel the existing building for general office and retail uses. Office and retail uses are allowed by right within the CA district however, re-development with CBD-2 requires City Council approval of the site plan. More recently, Adams Plumbing occupied the site for 18 years and it has remained vacant for approximately two years. The City has ongoing capital infrastructure projects in the immediate area, including road way and drainage improvements. The applicant proposes to relocate the existing Ice Dispensing kiosk from the front portion of the property to mid-northern section of the lot; thereby freeing up space for parking as well as driveway access to both the building and kiosk. Due to the existing constraints including the alley rights-of way to the north, S.W. 2<sup>nd</sup> Street and existing boundaries surrounding the property, including the Ice Machine Kiosk; the applicant requests the following exceptions associated with the site plan as follows:

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018

- Relaxation of the required parking from 13 to 10 spaces. (4 for Office and 5 for retail uses)
- Exclusion of the dumpster and dumpster enclosure requirement due to lack of space in lieu of a roll-out dumpster refuge container.
- Provide planters in lieu of minimum 4% landscaping requirement.
- Allowance for minimum overhang of Ice Kiosk onto alley rights-of-way.

Mr. Lee stated as proposed, the re-development/repurpose of the site complies with the dimensional and setback requirements for the LI district. The existing masonry brick building conforms to exterior façade requirements in general and certainly remodeling of the building brings it more in-line with conformity. The applicant met with Environmental Services and the staff is supportive of a 'roll-out' type of refuge container in this instance due to aforementioned constraints on-site. However; due to the constraints mentioned previously staff does not oppose granting exceptions as requested. The Development Review Committee recommends approval as presented including the requested exceptions.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Henry Nugyen, 1330 Glenfield Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case S180403 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S180405 - Site Plan - Wildlife Commerce Park, Phase 2 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for (5) five office/warehouse buildings on approximately 86 acres. The proposal consists of five buildings ranging from 100,000 sq. ft. to 520,000 sq. ft. Lot 4, Block 1, Wildlife Commerce Park Addition, City of Grand Prairie, Dallas County, Texas, 14.22 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed 2500 N. Belt Line Road. Portions of Tracts 7.1, 10, and 11, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, approximately 70.08 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed as 601 W Wildlife

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018

Parkway, 618 Palace Parkway, and 1225 N. Belt Line Road. The applicant is Richard Nordyke, O'Brien Architects and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

Mr. Lee stated the 14.22-acre property is the undeveloped; Phase II Wildlife Commerce Park is part of an overall Master Plan providing warehousing, logistics, economic development as well as a significant employment base for Grand Prairie. Primary access to the site shall be Wildlife Parkway, Commerce Parkway and Street C via N. Belt Line Road. In addition, Street 'C' shall extend northwesterly over the existing floodway channel as planned via construction of proposed bridge. Buildings 7 & 8, both 100,800 sq. ft., will front N. Belt Line Road and both facilities will provide for rear loading docks. Buildings 9, 10 and 11, located south of the drainage channel, shall be orientated in a more flexible manner; providing for cross-dock and front loading fashion. These building's primary access shall be from Street 'C' via N. Belt Line Road. Wildlife Commerce Park, Phase II proposes five speculative warehouse/industrial building with associated parking. Article 10 requires minimum loading spaces with dimensions of 12 feet wide and 65 feet long be provided with this development. The proposal meets the minimum requirements of Article 10. 12-foot by 50 (55')-foot tractor trailer spaces have been provided. There is ample room for loading and unloading at the site. Staff does not object to this deviation.

Mr. Lee stated the UDC requires façades to be 85% masonry, excluding doors and windows. The proposed development consists of a tilt-wall concrete industrial building. However, this project is subject to a developer's agreement which established the look and materials of the buildings constructed within the Wildlife Commerce Park. The proposed elevations are consistent with the developers agreement and the six other buildings construction in the industrial park. The development agreement included landscape requirements. No appeals have been requested by the applicant. The Development Review Committee recommended approval.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Richard Nordyke with O'Brien Architects, 5310 Harvest Hill, Dallas, TX and Brad Cooper with CHI/Wildlife Land, LP, Crow Holdings, 3819 Maple Ave., Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180405 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018

PUBLIC HEARING AGENDA Item #13– S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan for Forum at Robinson Apartments Phase 1 with 273 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, 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 applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners.

Mr. Collins stated the development includes common amenities such as a courtyard, pool, and walking trails. The development is designed as a transition. While Phase I of the project consists of Multi Family, Phase II of the project will transition from multi-family residential to future mixed use development along SH 161. Development standards conform to the zoning as detailed in the approved PD standards. Walk-up entrances shall be provided along multi-family building facades fronting a street. Parking is shown at a rate of 1.15 spaces per unit for 1 bedroom and 2 spaces per unit for 2 bedroom units (Staff suggest that the applicant meet the required parking of 1.25per 1 bedroom unit). A minimum of 15% of the required parking shall be attached garages. Direct access from an attached garage into the building's hall corridor may be provided in lieu of direct access to individual dwelling units. All other provisions relating to attached garages shall be provided in accordance with the UDC, as amended. Street trees and other landscape plantings shall be provided along Robinson Road to block noises and create a safe pedestrian environment.

Mr. Collins stated with the new Appendix W approved at City Council on March 20, 2018, it states that one material cannot exceed 60% on one side. The applicant is proposing stucco on some facades in an amount exceeding 60%. The PD requires 10% but the PD was passed before the definition of masonry was changed to allow stucco as a masonry material. Staff is comfortable with allowing stucco in excess of 10% if the facades comply with the regulations of Appendix W. Mr. Collins stated the DRC recommends partial approval, noting the following:

1. The applicant has agreed to meet the requirements of the Transportation Department on Phase I by updating their Traffic Impact Analysis report, complying with the Transportation comments, and must continue to work with the Transportation Department on solutions to mitigate traffic impact on the adjacent neighborhoods to the east.
2. Building A along Robinson Road and Building C are set back significantly from the property line and street corners, and do not conform to the approved Concept Plan showing multi-family buildings constructed to the street and parking constructed internal to the development. Staff recommends revisions be made to bring the buildings closer to the street and situate more parking internal to the development.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018**

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Commissioner Lopez stated the original Concept Plan indicated the parking would be inward.

Mr. Collins replied yes, but the applicant is requesting a change to Building A along Robinson Road and Building C, which are significantly setback from the property line and street corner, with some parking on the outside of the buildings.

Commissioner Coleman said he would like to table this case to give the applicant more time to meet with staff to discuss the parking layout.

Mr. Collins stated staff and the applicant would like to move forward to the City Council, since the applicant is aware of staff's recommendations.

Commissioner Smith stated her concern is the adjacent neighborhood, she would like for the developer to reach out to them.

Chairperson Motley stated we are fortunate to have a good developer like Charlie Anderson, and asked that they do the right by this development.

Charlie Anderson with TA Southgate Land Partners, 4801 W. Lovers Lane, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Anderson said he has been working with Kim McCaslin with M.R. Development on development the property

Kim McCaslin with M.R. Development, 100 N. Mitchell Road, Mansfield, TX stated she has been working with Mr. Anderson on this development they had to reconfigure the site plan, because of a detention pond that runs along Robinson Road. She stated they were the builders of the complex next to the Epic Waters.

Commissioner Spare stated there is a big parking lot at the corner of Forum and Robison he does not understand why the developer cannot comply with the approved concept plan the site plan submitted is very different than what was approved and does not want the neighborhood looking at a parking lot.

Mrs. McCaslin stated they could provide more landscaping at this location to make it more appealing.

Chairperson Motley stated he cannot support this request if the parking lot remains at the proposed location. He can support a motion with provisions, and that the applicant meet with staff to try and reconfigure the site plan as close as they can to the original concept plan that was approved and must be acceptable by staff, before it is presented to the City Council.

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 2, 2018

Commissioner Spare stated the parking lot does not fit with the other corner of the complex he cannot support this request as presented.

Commissioner Connor stated he lives in this area and asked why the big change from the original plan.

Mrs. McCaslin stated during the concept plan process that was their vision, but for the actual construction and development of the project, and because of the detention pond, the original concept plan is not feasible.

Chairperson Motley stated this development is important to Grand Prairie because of the location along Hwy. 161.

There being no more discussion on the case Commissioner Spare moved to close the public hearing and table case S180404 to give the applicant more time to work with staff on the site plan. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

Commissioners Comments: None

Commissioner Spare moved to adjourn the meeting of April 2, 2018. The meeting adjourned at 7:25 p.m.

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Lynn Motley, Chairperson

ATTEST:

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John Lopez, Secretary

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