City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 27, 2020 | **6:30 PM** | **City Hall, Briefing Room**

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person.

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

Please join the webinar:
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All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to sware@gptx.org and chartman@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, April 27th.

Public Hearing
6:30 p.m. Video Conference

Chairperson Joshua Spare Presiding

Invocation

Pledge of Allegiance to the US Flags and to the Texas Flag

Citizen Comments - Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

Public Hearing Consent Agenda

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1 20-9921 Approval of Minutes of the April 13, 2020 P&Z meeting.

Attachments: Draft PZ Minutes 04-13-2020.pdf

2 20-9923 RP200403 - Replat - R.L. Hight's Addition, Lot 5R, Block A (Commissioner Moser/City Council District 5). A Replat to consolidate three lots into one to create lot 5R, Block A, R.L. Hights Addition. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas, zoned O, Office. The agent is E.D. Hill and the owner is Kim Thorne

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Replat.pdf

Public Hearing Postponement, Recess, and Continuations

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

None

Items for Individual Consideration

None

Public Hearing

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

3 20-9925 SU200402 - Specific Use Permit - Event Center at 692 W Pioneer Pkwy (Commissioner Hedin/City Council District 2). A Specific Use Permit request for an Event Center within a shopping center. Located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi.

City Council Action: May 5, 2020

Attachments: Exhibit A - Location Map.pdf
Attachment i - Operational Plan.pdf
Attachment ii - Floor Plan.pdf

4 20-9926 Z200403 - Zoning Change - SF -1 at North St and North Center St (Commissioner Moser/City Council District 5). A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne.

City Council Action: May 5, 2020

Attachments: Exhibit A - Location Map.pdf

5 20-9876 TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.

City Council Action: May 5, 2020

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on April 24, 2020.

Chris Hartmann
Planning Secretary

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

Legislation Details (With Text)

File #:	20-9921	**Version:**	1	**Name:**	Approval of Minutes of the April 13, 2020 P&Z meeting.
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	4/16/2020			**In control:**	Planning and Zoning Commission
On agenda:	4/27/2020			**Final action:**	
Title:	Approval of Minutes of the April 13, 2020 P&Z meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Draft PZ Minutes 04-13-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
Approval of Minutes of the April 13, 2020 P&Z meeting.

Presenter
Savannah Ware, AICP, Cheif City Planner

Recommended Action
Approve

Analysis

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2020

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of Mach 9, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200301 - Replat - 161 Toll Road Retail Corners, Lots 1R1 & 1R2, Block A (Commissioner Hedin/City Council District 2). Replat of Lot 1, Block A, 161 Toll Road Retail Corners to create two lots on 3 acres. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 Corridor Overlay District, and addressed as 3450 S HWY 161 and 1015 Ikea Pl. The consultant is Chris Reeder, Spooner & Associates and the owner is Dave Carter, Grand Prairie Corners, LP.

Item #4-Z200402 - Zoning Change - 830 Tuskege Single-Family (Commissioner Fisher/City Council District 1). A request to change the zoning from NS Neighborhood Service, to SF-4 Single-Family Four District to allow for a single-family dwelling. Located at 830 Tuskegee Street, legally described as Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas. The applicant is Frank Alanzo and the owner is Manuel Garcia.

PLANNING AND ZONING COMMISSION MINUTES, APRIL 13, 2020

Item #5-TA200402 – Text Amendment – Amend Article 4 and Article 30 of the Unified Development Code to establish a definition of and to establish regulations for commissary or central food processing facility.

Ms. Ware noted a letter was submitted to staff on case Z200301 in opposition and asked that this case be moved to the public hearing for discussion. Commissioner Perez moved to placed case Z200301 under the public hearing for discussion, commissioner Coleman seconded the motion.

Commissioner Connor made a motion to approve the minutes of March 9, 2020, and approve consent agenda cases RP200301, Z200402, and TA200402.

Motion: Connor
Second: Smith
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Approved: 9-0
Motion: **carried.**

Item #3 - Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (Commissioner Perez/City Council District 3). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 187, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments.

Ms. Ware stated the purpose of this request is to change the zoning on 0.896 acres from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District, to allow the applicant to move forward with a replat, RP200303 of four residential lots, being 1, 2, 3, and 4 to create Lots 1R, 1R-1, 2R, 3R, and 4R. The SF-4 density maximum of 5.8 units per acre and lot width only allow for 4 lots being 60 feet wide, whereas the SF-6 district density maximum is 8.7 units per acre, and allows for five 50-foot-wide lots. The lot reasonably accommodates the uses permitted in the SF-6 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. The existing base zoning is SF-4 Single-Family Four Residential District. The proposed base zoning for the 0.896 acres is SF-6. All zoning will defer to the Unified Development Code UDC as amended. DRC recommends approval of the proposed zone change from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District.

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

Commissioner Connor asked if there was a reason for wanting five lots instead of four. Ms. Ware stated the property owner would like to construct five homes on the properties.

Commissioner Smith stated the lots would be too small and the homes too close together compared to the other homes in the neighborhood.

Chairperson Spare state he does not like changing the footprint of the neighborhood.

Home Builder Walter Torres-Martinez representing the case said they have been working with staff and the Engineering department on the utilities. The previous owner had been working with the city and had the project put on hold for several months, but in order for them to obtain the cost of putting in the utilities they would need to construct five homes. They are requesting 50-foot wide lots and to reduce the side setback from 6 ft. to 5 ft.

Commissioner Landrum stated the proposed lots are too small for the existing neighborhood.

Chairperson Spare stated the lots would then be 50' X 100'. Mr. Torres replied yes.

Commissioner Coleman stated the lots to the east seem to be the same size, he does not see a problem with this development.

Commissioner Moser stated there seem to be a dirt road that leads to one of the properties on Avenue F. Mr. Torres said they have spoken to that property owner and he is aware the lots would be develop and he would no longer be able to utilize the lot as a drive.

Commissioner Perez stated he grew up in this area and lived there for many years, this would be a good addition to the surrounding homes the area has been vacant for many years.

Commissioner Hedin asked if there was a trailer park located to the south of this property. Ms. Ware replied yes.

Commissioner Smith stated changing the square footage changes the lots, is there an HOA for this area. Her concern is existing homeowners who already pay taxes in this neighborhood.

Commissioner Landrum said, after looking at the sounding area and listening to all of the input, he is support the zoning change.

Chairperson Spare stated in his opinion the SF-6 zoning would fit within the existing neighborhood.

Commissioner Fisher asked Mr. Torres if the case was to be deny would he still be developing the lots. Mr. Torres replied yes and noted the home values would not change.

Eric and Tracy Owen, 1813 Avenue F, Grand Prairie, TX spoke in opposition to this request. Mr. Owen stated although they welcome the new development, they have been there for the past 15 years, but feel these homes would be too close together and the lots would be too small and do not fit within the existing neighborhood.

Commissioner Connor asked if the homes would be 1-story or 2-story homes. Mr. Torres stated the corner lot would be a 2 story home, but the other lots would be a mixer of 1 to 2 stories, he said the lots are long enough if someone wants to put in pool.

There being no further discussion on the case commissioner Perez moved to close the public hearing and approve case Z200301 as requested by the applicant, second by commissioner Coleman.

Chairperson Spare stated he would like to modify the motion to keep the SF-4 zoning in place, but allow the applicant to have the 50' wide lots, the 5 ft. side yard setbacks, and to keep the density at 5.8. Commissioner Perez accepts the modifications to the motion.

The action and vote being recorded as follows:

Motion: Perez
Second: Smith
Ayes: Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: Coleman
Approved: 8-1
Motion: **carried.**

<u>ITEM FOR INDIVIDUAL CONSIDERATION: Item #6-S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad (Commissioner Moser/City Council District 5).</u> Site Plan for a (5) five office/warehouse buildings totaling 738,080 sf. on (5) five lots, totaling 16.944 acres. Building 1 -143,617 sf on 3.297 acres, Building 2 -71,090 sf on 1.632 acres, Building 3 -178,944 sf on 4.108 acres, Building 4 -81,631 sf on 1.874 acres, Building 5 -262,797 sf -6.033 acres. 16.944 acres out of the Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north

of Gifford Road extending west beyond Bagdad Road. The applicant is Michael Peinado, Lincoln Property Company, the consultant is Cody Hodge, Halff Associates, and the owner is Debbie Hobbs, I 30 Meyers JV II.

Ms. Ware stated the applicant intends to construct five office/warehouse buildings on 16.94 acres. Site Plan approval by City Council is required for any project involving industrial use, within a Planned Development District, or within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial use, is zoned PD-41, and within the IH-30 Corridor Overlay District. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code, provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The proposal includes five office/warehouse-buildings along the IH-30 Corridor. The buildings are speculative and will be developed without specific tenants.

- Building 1 is 36,750 sq. ft. The site will be accessible from Gifford St and Garden Way and includes a west-facing truck dock with ten overhead doors.
- Building 2 is 16,595 sq. ft. The site will be accessible from Gifford St and Burbank Way and includes an east-facing truck dock with six overhead doors.
- Building 3 is 53,800 sq. ft. The site will be accessible from two different points on Gifford St. The western drive will also provide access to Building 4. Building 3 will have loading docks on the east and west sides.
- Building 4 is 16,800 sq. ft. The site will be accessible from Gifford St and Bagdad Rd. The loading dock faces east and has six overhead doors.
- Building 5 is 83,200 sq. ft. and will be accessible from Bagdad Rd. The site includes two truck loading/unloading areas north of the building. The truck docks include 24 overhead doors that face IH-30.

Ms. Ware noted the proposal meets the density and dimensional requirements. In most instances, the landscape area, number of trees, and number of shrubs exceeds what is required. However, the proposal does not meet all of the landscape and screening requirements. Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. If industrial buildings are less than 50,000 sq. ft. and within a Corridor Overlay District, Appendix F applies. Appendix F is intended for commercial development. While three of the proposed buildings are less than 50,000 sq. ft., they are intended for industrial use. The applicant has requested that staff evaluate all five buildings using Appendix X requirements for buildings greater than 50,000 sq. ft. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The proposed building elevations do not meet Appendix X requirements.

City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting variances. The Development Review Committee recommends approval with the following conditions:

1. The applicant shall submit a letter of 'No Hazard to Air Navigation' from Federal Aviation Administration (FAA) to the City before submitting applications for building permits.

2. The applicant shall provide wing walls as required by Appendix X and submit revised plans that include wing walls.

3. The applicant shall provide a masonry screening wall along property lines adjacent to residential zoning districts and submit revised plans that show the location, height, and material of the screening wall.

4. The applicant shall provide a double row of three-inch-caliper trees along the south and west property boundaries of Lot 5. The trees shall be offset so that trees are spaced every 15 feet. The applicant shall submit revised plans that show the double row of trees.

5. The applicant shall revise the proposed building elevations so that at least two primary facades on each building include three building design elements.

6. The applicant shall revise the proposed building elevations so that all secondary facades include the required number of building design elements.

7. As a compensatory measure for the requested variances, the applicant shall provide an activation feature listed in Section 6 of Article X, a coordinated signage plan with a landscape corner feature at each street intersection, or a comparable element.

Commissioner Moser stated these are the smaller lots adjacent to I-30 he can supports this development, because of the lands configuration and he can also support the docks facing east and west because of the adjacent to residential.

Commissioner Smith stated she is concern with the amount of warehouses in the city.

Commissioner Perez said she concurs with commissioner Moser, therefore she can support this request.

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

Cody Hodges with Halff & Associates, 4000 Fossil Creek, Fort Worth, TX was present in support this request and representing Lincoln Properties, he said the floodplain issues have been resolved, these warehouses would be on a smaller scale, there would not be a lot of truck traffic. The uses would not be heavy industrial. He said they have been working with staff on the variances.

Matt Bossman, Dallas, TX stated the buildings would be about 2,007 square foot, small buildings for smaller tenants.

Robert Evans, 4425 Plano, TX representing the architectural firm for this project stated they would be using high quality materials to construct these buildings.

Michael Peinado with Lincoln Property, 2000 McKinney, TX stated he is excited to bring this development to the city there is a demand for smaller warehouses they would be bringing in new jobs to the adjacent neighborhood. He asked that they not be required to put in a water feature as note on condition #7.

Bill Crolley stated staff could work with the applicant on the conditions before the case goes before the City Council.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S200301 as presented and recommended by staff, and the applicant to meet with staff on the conditions before the City Council meeting. The action and vote being recorded as follows:

Motion: Moser
Second: Coleman
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Approved: 9-0
Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 - Z200302/CP200301 - Zoning Change/Concept Plan - Truck Repair and Parking at 2625 W Hunter Ferrell Rd (Commissioner Fisher/City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west

MacArthur Boulevard addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas. The consultant is John Villarreal, JV CADD, LLC and the owner is Luis Blanco.

Ms. Ware stated the applicant intends to develop the subject property for Truck Repair and Parking. The Concept Plan depicts a 5,000 sq. ft. building and 19 parking spaces for trucks. The purpose of the request is to rezone the property to a Planned Development District with Light Industrial as the based zoning district that allows Heavy Truck Parking and Heavy Truck Repair by right. Heavy Truck Parking requires a Specific Use Permit for properties zoned LI. Heavy Truck Repair requires a Specific Use Permit when located within 300 ft. of any residential zoning district. The site is accessible from W Hunter Ferrell Rd. The Concept Plan depicts a 5,000 sq. ft. building to be use for Heavy Truck Repair and a parking lot with spaces for 19 trucks. The subject property is currently zone for residential use, which is consistent with the FLUM. Rezoning the property to LI with Heavy Truck Repair and Parking is inconsistent with the FLUM. There have been no physical changes to the area since adoption of the 2018 Comprehensive Plan that would warrant amending the FLUM. The 2018 Comprehensive Plan identifies this area for potential floodplain reclamation and medium density residential. Public input regarding this area of the City shows a desire for more residential opportunities. This site is along the veloweb, a regional network of trails designed for bicyclists, pedestrians, and other non-motorized forms of transportation. The trail connects this property to the City's trailhead and Lone Star Trail. A DART bus stop is in front of the subject property. This creates a unique amenity and opportunity for creating housing near alternative forms of transportation. The proposed use is incompatible with the existing residential neighborhood. Rezoning the property to allow this use could have an adverse impact on the adjacent residential neighborhood. The subject property is within the floodplain. The owner will need to provide a Hydrologic/Hydrology Study to show that the property will not have, or cause, any adverse impacts upstream or downstream. Development at this location will require a Floodplain Development Permit and possibly a Letter of Map Revision base on fill, LOMR-F.

Ms. Ware stated the Development Review Committee recommends denial of the request.

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

John Villareal , 7028 Hillwood Drive, Sachse, TX was present representing the case and property owner Luis Blanco. He stated the denial of this request is a suprised to him he was not aware of staff's recommendation. He said Mr. Blanco has spent a lot of money on this property he needs to move forward with his development. Mr. Blanco is in the landscape business.

Chairperson Spare stated since the applicant states he was not aware of staff's recommendation he would like to table the case in order for staff to work with the applicant.

Commissioner Moser said he would like to make sure the applicant understands staff's recommendation, this issue has come up before and the Future Land Use Map dose not warrant this type of development and the Comprehensive Plan calls for single family residential, therefore he cannot support this request.

Mr. Crolley stated the recommendation would not change if the case is postponed, because of the FLUM, this has been an ongoing issue.

Commissioner Fisher stated he cannot support this request and tabling this case would not change his opinion.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and deny case Z200302/CP200301. The action and vote being recorded as follows:

Motion: Fisher
Second: Moser
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Denied: 9-0
Motion: **carried.**

PUBLIC HEARING AGENDA Item #8 - Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture.

Ms. Ware stated the applicant is proposing a Planned Development District for Multi-Family and Commercial uses. The Concept Plan depicts two tracts totaling 19.73 acres. The applicant intends to develop 3.23 acres with I-20 frontage for commercial uses. The Concept Plan shows thee restaurant/retail buildings and a central plaza. The applicant intends to develop 16.5 acres for multi-family use. The Concept Plan shows 14 residential buildings and one leasing/clubhouse building. A linear open space amenity runs through the multi-family tract and includes a trail that connects to another open space amenity designed around an existing pond. The applicant is proposing to develop the two tracts without a fence separating the commercial and multi-family uses. Gates will

prevent vehicular access to the multi-family tract for non-residents but the open space amenity is designed to be used by both residents and non-residents. A drive off of the I-20 frontage road will provide access to both the commercial and multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line. In conjunction with this development request, the applicant submitted a Traffic Impact Analysis to the Transportation Department. The purpose of a TIA is to analyze the impact of a proposed development on the existing road network and identify improvements necessary to mitigate impacts. The TIA indicates that the Lake Ridge Pkwy and I-20 intersections are currently operating beyond capacity. The proposed development would add additional volumes to this intersection. Staff worked with the applicant to develop on-site improvements, as well as identify long-term strategies to improve the overall efficiency of the network. The TIA recommends that the applicant do the following to mitigate development impact:

1. Install an eastbound right-turn deceleration lane at the intersection if I-20 Eastbound Frontage Road and Drive 1;
2. Restripe the QT access drive along Lake Ridge Pkwy to provide two outbound lanes and one inbound lane; and
3. Improve about 300 linear ft. of Vineyard Rd from the I-20 frontage road to the retail drive.

The TIA also identified two mitigations that would alleviate some existing and anticipated traffic issues:

1. Install a northbound free right-turn at the intersection of I-20 Eastbound Frontage Road and Lake Ridge Pkwy; and
2. Expand Lake Ridge Pkwy through the I-20 interchange from a six-lane arterial to an eight-lane arterial to improve operations at the two signalized intersections to an acceptable level of service.

Ms. Ware stated the applicant is proposing Commercial as the base zoning district with some modifications:

- No interior side yard setback shall be required.
- A Coffee Shop with a drive-through shall be allowed by right.
- No screening shall be required between Tract 1 and Tract 2.

Ms. Ware stated the applicant is proposing Multi-Family Three as the base zoning district with some modifications:

- Minimum rear yard setback shall be 20 ft.
- The number of one-bedroom units shall not exceed 65%.

- Garages shall account for 20% of required parking.
- Carports shall account for 10% of required parking.

Ms. Ware stated the Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The applicant is requesting variances to the setbacks in order to position buildings around an internal open space amenity. This open space is unique in that it is intended as an amenity for residents and non-residents. The subject property is included in the 161 Focus Area in the 2018 Comprehensive Plan. The vision for this area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The Comprehensive Plan includes photos to illustrate the type and quality of development envisioned for this area. Staff is concerned that the depth of the commercial tract is not sufficient to create the type of development envisioned for this area. The property is within the I-20 Corridor Overlay District and is subject to Appendix F: Corridor Overlay District Standards. Appendix F is intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design. One of the goals is to promote alternatives to strip development. Staff is concerned that the depth of the commercial tract is not sufficient to create an alternative to strip development. In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being develop for multi-family.

Ms. Ware stated the Development Review Committee (DRC) recommends approval of the variances to the internal side setback, rear yard setback, and required screening between tracts and the following conditions:

1. Any drive-through, including a coffee shop with a drive-through, shall require approval of a Specific Use Permit;
2. Multi-family development shall meet Appendix W. During Site Plan review, the applicant may request an increase to the number of one-bedroom units and a decrease in required garage parking if the building design meets Appendix W recommendations;
3. The location, character, and amount of open space shall be consistent with what is shown on the Concept Plan;
4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

Chairperson Spare stated there were no questions for staff, and read the names of people in opposition to this request. Most of the email were requesting the case be table until after the lock down, due to the COVID-19 is lifted in order to be able to attend a regular meeting and obtain more information on this development.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX
Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX
Pastor Carlos Pasillas with Seventh Day Adventist Church, 4125 Lake Ridge Pkwy., Grand Prairie, TX
Victor Martinez, 4025 Vineyard Road, Grand Prairie, TX
Timothy Neuverth and family
Chris & Tammy Killough, 4033 Vineyard Road, Grand Prairie, TX

Commissioner Smith stated she agrees the case should be table to make sure everyone has an opportunity to speak.

Commissioner Connor asked depending on what happens with COVID-19 how long should the case be table.

Chairperson Spare stated he would like to table the case for 30 days.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated the are in agreement with the tabling, but would ask that they be tabled for two weeks, then if need to an additional two weeks after that. He said they have spoken with several citizens in the neighborhood.

Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX, stated they have own their property for over 50 years and appreciate tabling case.

Norma & Rafael Hernandez own 5 acres on Vineyard Road. She stated they did their homework and check with the city to see what the surrounding area was zone when they purchased their property. This is their forever home. Mrs. Hernandez is asking that the current zoning remain in place, because there is already a lot of multi-family constructed in the area along I-20, Robinson Road, and Hwy 161.

Debra Whitcomb, 4021 Vineyard Road, Grand Prairie, TX, asked that the case be table for 30 days, this is their neighborhood. She would like to know what this development could do to the exiting flooding in the area. She noted this development would also affect the east side of Lake Ridge.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated he is speaking on behalf of the Church they wanting to have a neighborhood meeting as soon as they are permitted to do so.

Tommy Mann with Winstead, Dallas, TX stated they have a prepared presentation that they would be more than happy to share with the residences.

There being no further discussion on the case commissioner Spare moved to table Z200303/CP200302 to the May 11, 2020 P&Z meeting. The action and vote being recorded as follows:

Motion: Spare
Second: Connor
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Approved to Table: 9-0
Motion: **carried.**

PUBLIC HEARING AGENDA Item #9 - Z200401 - Zoning Change – SF and MF on S HWY 360 (Commissioner Spare/City Council District 6). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive.The Agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Wm Scott Farrar, Ellis Joint Venture.

Ms. Ware stated the applicant is proposing a Planned Development District for Single Family, Multi-Family, and Open Space uses. The Concept Plan depicts two tracts totaling 32.93 acres for multi-family development at a density of 30 dwelling units per acre. The 37.21 acre, are designated for single-family development. The Concept Plan depicts 105 residential lots, including a mixture of Single Family-Six and Single Family-Four lots. The Concept Plan depicts an internal road network that connects to Davis Rd at two points. Davis is currently a two-lane, asphalt road. Its current configuration is consistent with rural type development. Davis will need to be improve to handle the proposed development. A Traffic Impact Analysis will help determine how the phasing of the development impacts the timing of improvements. The City will require the applicant to submit a TIA in conjunction with the next phase of development review. The TIA will assess the effects of the proposed development activity on the existing and planned roadway system. The Thoroughfare Plan shows a principal arterial that will connect Davis Dr to FM 661 Rd. The Concept Plan depicts right-of-way that will be dedicated with the final platting of the property. The applicant is proposing base zoning districts of Single Family-Four and Single Family-Six with the

following modifications: SF-4 Minimum Lot Area: 7,200 sq. ft., SF-4 Minimum Lot Width: 62 ft., SF-4 Interior Side Setback: 5 ft., SF-6 Minimum Lot Width: 50 ft., and SF-6 Minimum Front Yard: 20 ft.

Ms. Ware stated the applicant is proposing alley service with rear garage entry for all SF-6 lots and detached rear yard garages for all SF-4 lots. The applicant is proposing Multi-Family-Three base zoning with the following modifications: Maximum Density: 30 Dwelling Units per Acre, Maximum Height: 40 ft., Minimum Front Yard Setback: 10 ft., Minimum Rear Yard Setback: 10 ft., Minimum Interior Side Setback: 30 ft., Minimum Street Side Setback: 10 ft., and Garages: 15% of Required Parking. Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The proposal includes variances to Appendix W. Typically, variances are consider during the site plan process. This allows staff to review the site plan, landscape plane, and building elevations to ensure that a proposal meets the intent of Appendix W. Conceptually, staff does not object to the requested variances. Staff recommends that the variances be consider during the site plan approval process when staff can evaluate the site plan, landscape plan, and building elevations. Appendix W offers incentives for meeting recommended design standards. If a development meets the recommended design, the applicant may request to reduce required garage parking by 5%, increase maximum density or FAR by 20%, reduce the required landscaped area by 5%, or increase the percentage of one-bedroom units by 10%. In 2019 City Council adopted a development policy, which states that multi-family development should occur on land already zoned for multi-family development. PD-328 includes 13.25 acres of General Retail and provisions that allow for architecturally integrated mixed-use development. This proposal takes commercially zoned land and rezones it for multi-family development. It also eliminates the possibility of developing a vertically mixed-use product. This proposal is located near the intersection of HWY 360 and HWY 287. Commercial and retail uses should be located along arterial and freeway corridors to take advantage of high traffic volumes and visibility. If the existing General Retail zoning is eliminated from the subject property the, City should prioritize opportunities for commercial development in this area.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. The applicant shall submit a TIA at the time of preliminary platting.
2. Unless specified in the Planned Development District, single-family development shall meet Appendix W.
3. Multi-family development shall meet Appendix W. Conceptually, staff does not object to the requested variances. Evaluation of variances during the Site Plan process will ensure that the proposal meets the intent of Appendix W.

4. Building Elevations shall be reviewed and approve with the Site Plan.
5. The new PD shall retain the provisions for mixed-use development in PD-328. For each 10% of first floor area dedicated for commercial or retail uses the developer may increase the maximum number of dwelling units per acre by 10% and increase the maximum allowable height by 10 ft. This will allow the applicant to develop the multi-family with commercial uses on the first floor without having to rezone the property.

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

Rodney Debaun with Aerofirma Corporation, 2935 S. Belt Line Road, Grand Prairie, TX, stated he has meet with staff and others from the city on this project. He stated the residential development would be constructed first, then in about two or three years they multi family would be constructed. He said this development would be a nice neighborhood with an old fashion neighborhood look, with front porches and rear-yard entry garages.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z200401 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith
Second: Coleman
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Approved: 9-0
Motion: **carried.**

Chairperson Spare moved to adjourn the meeting. The meeting adjourned at 9:10 p.m.

_____
Joshua Spare, Chairperson

ATTEST:

_____
Max Coleman, Secretary

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

Legislation Details (With Text)

File #:	20-9923	**Version:**	1	**Name:**	RP200403 - Replat - R.L. Hight's Addition, Lot 5R, Block A
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	4/16/2020			**In control:**	Planning and Zoning Commission
On agenda:	4/27/2020			**Final action:**	
Title:	RP200403 - Replat - R.L. Hight's Addition, Lot 5R, Block A (Commissioner Moser/City Council District 5). A Replat to consolidate three lots into one to create lot 5R, Block A, R.L. Hights Addition. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas, zoned O, Office. The agent is E.D. Hill and the owner is Kim Thorne				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Replat.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title

RP200403 - Replat - R.L. Hight's Addition, Lot 5R, Block A (Commissioner Moser/City Council District 5). A Replat to consolidate three lots into one to create lot 5R, Block A, R.L. Hights Addition. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas, zoned O, Office. The agent is E.D. Hill and the owner is Kim Thorne

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

A Replat to consolidate three lots into one to create lot 5R, Block A, R.L. Hights Addition. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas, zoned O, Office.

PURPOSE OF REQUEST:

The purpose of the Replat is to combine three lots into one lot on 0.509 acres in order to facilitate the

construction of a single family house. An accompanying request to rezone the property to Single Family-One (Case Number Z200403) is under review.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	O, SF-1, PD-73	Single Family Residential, Undevelope
South	CA	Multi-Family Residential
West	GR, O	Credit Union, Single Family Residentia
East	O	Single Family Residential

PLAT FEATURES:

The plat depicts the necessary utility easements and meets density and dimensional requirements.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number RP200403

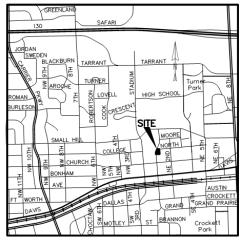
SF -1 at North and North Center Street

N

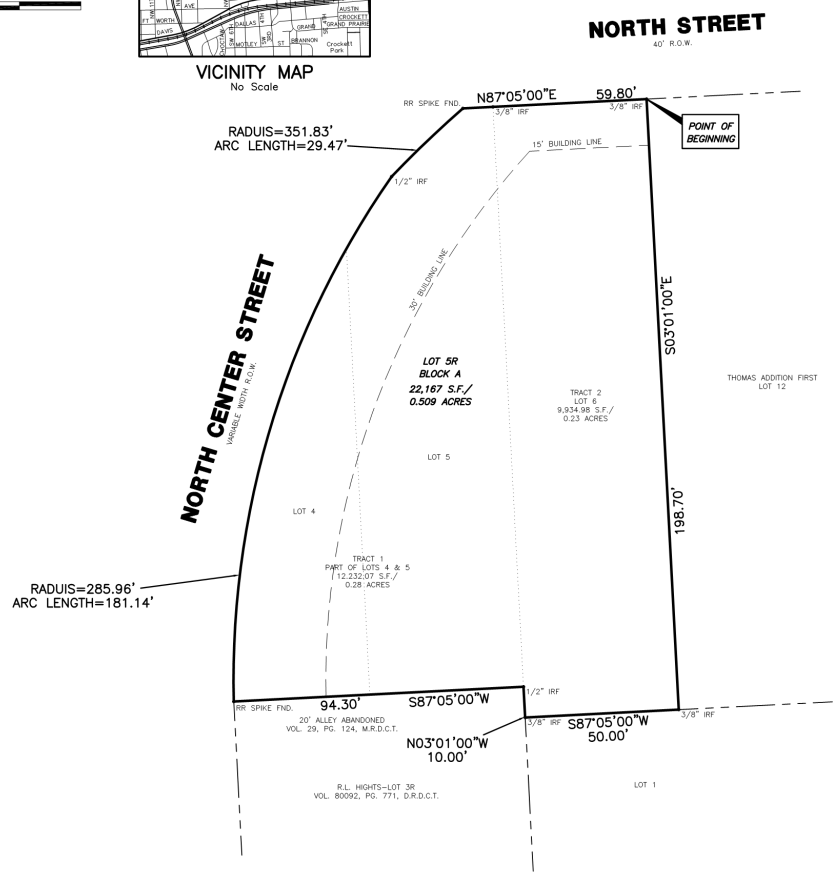
City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

SCALE: 1"=20'

0 10 20 40



VICINITY MAP
No Scale



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEITH M. ROBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS

THE SURVEY MADE BY ME.

KEITH M. ROBERTSON, REGISTERED PROFESSIONAL
LAND SURVEYOR, TEXAS REGISTRATION NO. 5668

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEITH M. ROBERTSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE:

Existing or future minimum setbacks established by City Ordinance shall take precedence over building line indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.

The property lies in Zone X which is areas outside the 500 year Flood Plain per F.E.M.A. Community Panel # 485472 0435 M.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

R.L. HIGHT'S ADDITION
LICENSE TYPE: ENGINEERING
TITLE: E.D. HILL & ASSOCIATES

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX, 23543

LEGAL DESCRIPTION

BEING LOTS 4, 5 AND 6, BLOCK A OF R.L. HIGHT'S ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 303, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 6 AND IN THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, A FORTY FOOT RIGHT OF WAY;

THENCE S 03°01'00" E A DISTANCE OF 198.70 FEET TO A FOUND 3/8 INCH IRON ROD FOR A CORNER;

THENCE S 87°05'00" W A DISTANCE OF 50.00 FEET TO A FOUND 3/8 INCH IRON ROD FOR A CORNER;

THENCE N 03°01'00" W A DISTANCE OF 10.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR A CORNER;

THENCE S 87°05'00" W A DISTANCE OF 94.30 FEET TO A FOUND RAILROAD SPIKE FOR A CORNER, POINT BEING IN THE EAST LINE OF NORTH CENTER STREET, A VARIABLE WIDTH RIGHT OF WAY;

THENCE NORTHERLY WITH SAID EAST LINE OF NORTH CENTER STREET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 285.96 FEET AND AN ARC LENGTH OF 181.14 FEET TO A FOUND 1/2 INCH IRON ROD FOR A CORNER;

THENCE NORTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 351.83 FEET AND FEET AN ARC DISTANCE OF 29.47 TO A FOUND RAILROAD SPIKE IN THE SOUTH LINE OF NORTH STREET;

THENCE N 87°05'00" E ALONG THE SOUTH LINE OF SAID NORTH STREET A DISTANCE OF 59.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,167 SQUARE FEET OR 0.509 ACRES OF LAND.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KIM R. THORNE does hereby adopt this plat designating designating the hereon above, described property as **LOT 5R, R.L. HIGHT'S ADDITION**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie

_____
KIM R. THORNE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KIM R. THORNE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
LOT 5R, BLOCK A
R.L. HIGHT'S ADDITION

BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK A OF R.L. HIGHT'S ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 303, MAP RECORDS, DALLAS COUNTY, TEXAS

SURVEYOR:
KMR LAND SURVEYING
KEITH M. ROBERTSON, R.P.L.S.
3029 PECAN CIRCLE
BEDFORD, TX 76021
(214) 563-4353

OWNER:
KIM R. THORNE
123 W. MAIN STREET, SUITE 300
GRAND PRAIRIE, TX 75050
(972) 264-1614

ENGINEER:
E.D. HILL & ASSOCIATES
1810 PLUM CREEK
MIDLOTHIAN, TEXAS 76065
(972) 571-5294
TX. REGISTERED ENG.
FIRM NO. F-2474

RP200403
Z200402

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-9925	**Version:**	1	**Name:**	SU200402 - Specific Use Permit - Event Center at 692 W Pioneer Pkwy
Type:	Ordinance			**Status:**	Public Hearing
File created:	4/16/2020			**In control:**	Planning and Zoning Commission
On agenda:	4/27/2020			**Final action:**	
Title:	SU200402 - Specific Use Permit - Event Center at 692 W Pioneer Pkwy (Commissioner Hedin/City Council District 2). A Specific Use Permit request for an Event Center within a shopping center. Located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi. City Council Action: May 5, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Attachment i - Operational Plan.pdf Attachment ii - Floor Plan.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
SU200402 - Specific Use Permit - Event Center at 692 W Pioneer Pkwy (Commissioner Hedin/City Council District 2). A Specific Use Permit request for an Event Center within a shopping center. Located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi.
City Council Action: May 5, 2020

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

Specific Use Permit to operate an Event Center. Located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail.

PURPOSE OF REQUEST:

The applicant intends to use a vacant tenant space in an existing strip mall. Event Centers require Specific Use Permit (SUP) oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	MF-2	Apartments
South	GR	Shopping Center
East	GR	Shopping Center
West	GR	Shopping Center

HISTORY:

- In 2006 the Planning and Zoning Commission approved a replat to create Lots 1, and Lot 2, Block 1, Pioneer Court Yard Shopping Center.
- June 18, 2011: City Council approved a site plan for the shopping center.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An Event Center use is consistent with the FLUM.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The tenant space is 2,240 sq. ft. on 3.85 acres, and zoned GR General Retail. The building and property complies with Unified Development Code (UDC) standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via one existing ingress/egress drives from the access road of W Pioneer Parkway, three shared access drives via neighboring property to the east, and one additional access point from S Carrier Parkway through the adjacent property.

Use

In accordance with the operational plan, the business will host birthday parties, bridal showers, receptions, workshops, and other events. The Victoria Grace Event Center will operate with the following hours of operation:

- Monday - Sunday 4 PM to 11 PM

The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and regulations.

Parking

The shopping center has 232 parking spaces for nine tenants. Staff estimates that the total required parking for the shopping center is 175 spaces with an additional 28 spaces for the event center.

Table 2: Required Parking Standard

	Required	Provided	Meets

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Event Center	28	28	Yes
Shopping Cente	175	204	Yes
Total	203	232	Yes

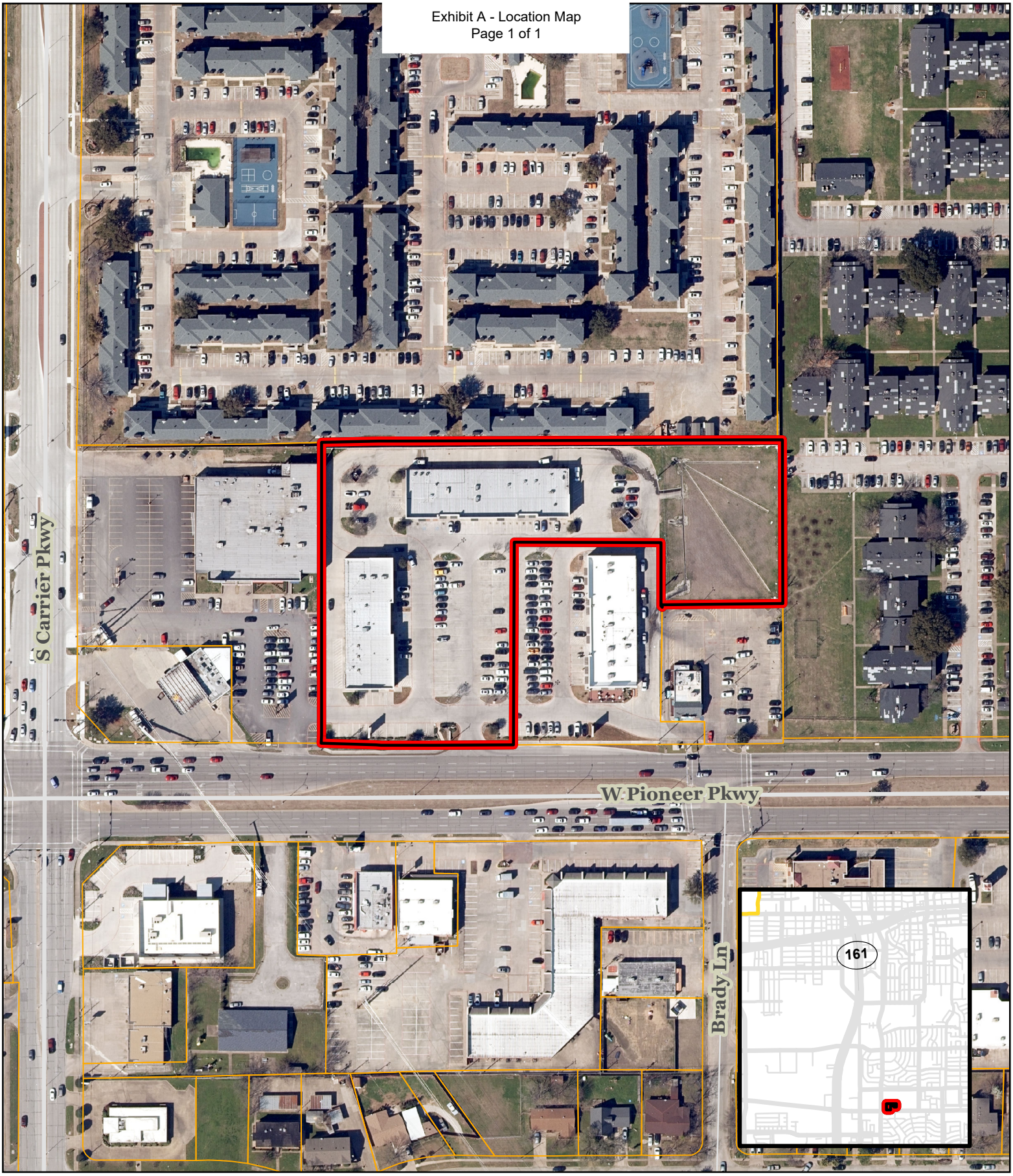
Building

An automatic sprinkler system shall be provided for the space in accordance with applicable codes. A minimum two hour fire separation shall be provided on either side of the space in accordance with applicable codes.

RECOMMENDATION:

The Development Review Committee recommends approval with the condition that the proposal comply with the UDC operational standards for Multi-Purpose Special Event Centers.

Body



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number SU200402

Event Center at 692 W Pioneer Pkwy

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

RECEIVED
MAR 17 2020

CHANGE OF USE APPLICATION

ADDRESS: 692 WEST PIONEER PARKWAY, SUITE 120 GRAND PRAIRIE TEXAS, 75051

PROPOSED USAGE: I wish to change the use of my current office to a mini event place.

EVENTS: ***Some of the expected events are:*** Baby shower, bridal shower, birthday, naming, receptions, workshop meetings and other social events.

SPACE: The available space is about 2240 square feet.

OCCUPANT: The expected occupants will be around 90 people.

HOURS OF OPERATION 4 PM-11 PM (some events such as workshop could fall into daytime and occupants in most cases could range between 10-40 people.

KITCHEN AREA: No cooking inside but food warmer can be used

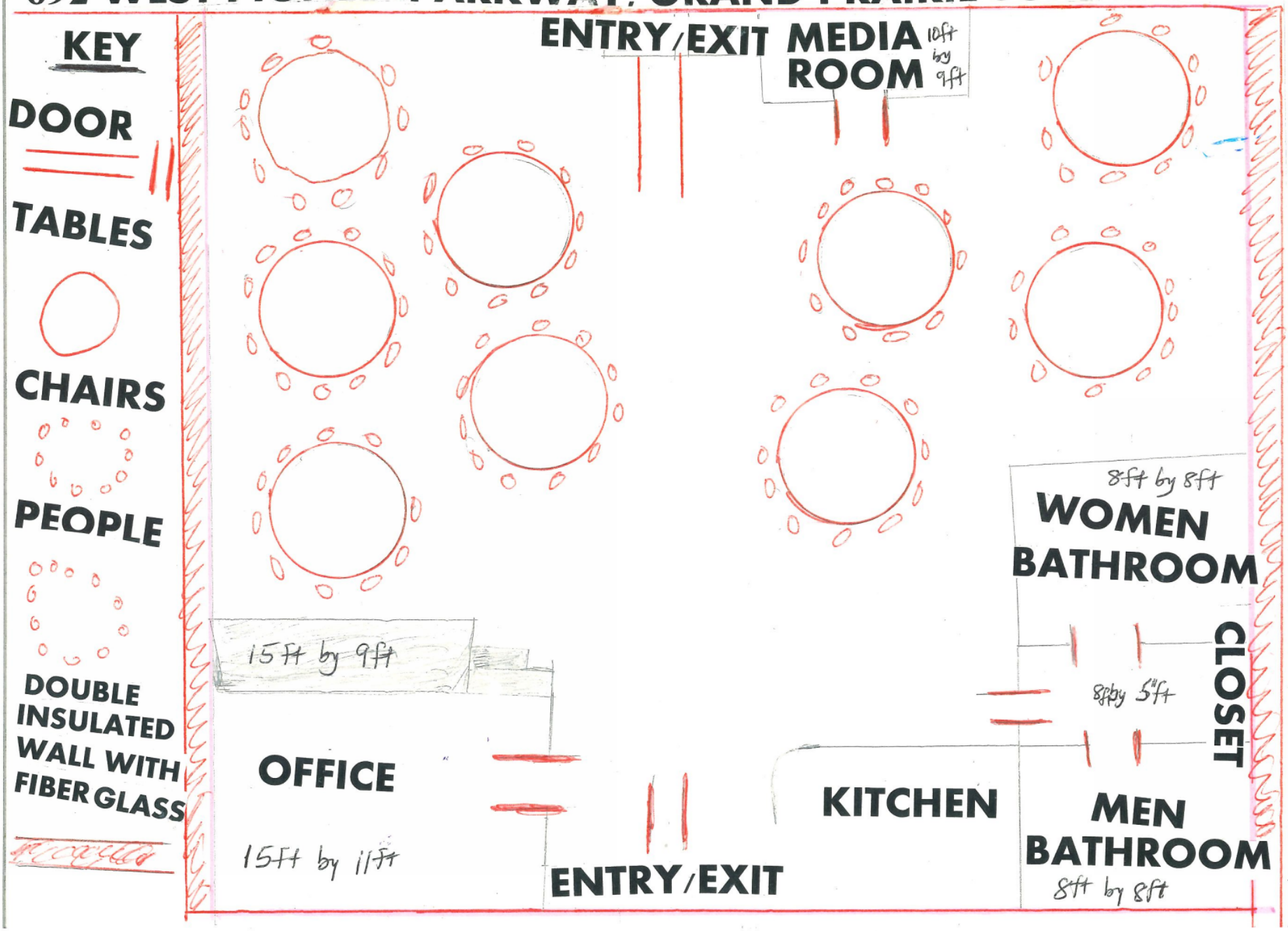
SECURITY: At every event, security will be provided

PARKING: Adequate parking is available. On the other side of the Dollar store, we have parking spot that can conveniently accommodate 100 vehicles at a time. This parking space is always empty during the day and the evening time.

WALLS: The two sidewalls are double insulated.

No construction, plat or re-zoning needed. It is an open space ready for inspection.

692 WEST PIONEER PARKWAY, GRAND PRAIRIE SUITE 120



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-9926	**Version:**	1	**Name:**	Z200403 - Zoning Change - SF -1 at North St and North Center St
Type:	Ordinance			**Status:**	Public Hearing
File created:	4/16/2020			**In control:**	Planning and Zoning Commission
On agenda:	4/27/2020			**Final action:**	
Title:	Z200403 - Zoning Change - SF -1 at North St and North Center St (Commissioner Moser/City Council District 5). A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne. City Council Action: May 5, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
Z200403 - Zoning Change - SF -1 at North St and North Center St (Commissioner Moser/City Council District 5). A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne.
City Council Action: May 5, 2020

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use, located at 109 and 102 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	SF-1	Single-Family Residen
South	CA	Church, Multi-Family,
East	O, SF-4	Single-Family Residen
West	O, GR	Single-Family Residen

PURPOSE OF REQUEST:
The purpose of this request is to change the zoning on 0.509 acres from O to SF-1 to allow for the construction of a single-family residence. The lot reasonably accommodates the uses permitted in the SF-1 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-1 will provide further continuity of the single-family zoning currently in place in the surrounding area.

CONFORMANCE WITH COMPREHENSIVE PLAN:
The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR). Low Density Residential according to the Comprehensive Plan is 0-6 dwelling units per net acre. Considering this property will have one dwelling unit on 0.509 acres, the request is consistent with the FLUM.

ZONING REQUIREMENTS
The existing base zoning is O Office District. The proposed base zoning for the 0.509 acres is SF-1. All zoning will defer to the Unified Development Code (UDC) as amended.

Dimensional Requirements
The following outlines the minimum dimensional requirements of the SF-1 district and provides an analysis of the proposed compliance with the district.

Standard	Required	Meets
Minimum Lot Area	12,000 s.f.	Yes
Minimum Lot Width	80 ft.	Yes
Minimum Lot Depth	120 ft.	Yes
Minimum Front Yard Setback	30 ft.	Yes

VARIANCES:
None.

RECOMMENDATION:
DRC recommends approval of the proposed zone change from O to SF-1.

Body

Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number Z200403

SF -1 at North and North Center Street

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

Legislation Details (With Text)

File #:	20-9876	**Version:**	1	**Name:**	TA200401 – Amend Article 4 and Article 30, stores.
Type:	Ordinance			**Status:**	Public Hearing
File created:	3/16/2020			**In control:**	Planning and Zoning Commission
On agenda:	4/27/2020			**Final action:**	
Title:	TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. City Council Action: May 5, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.
City Council Action: May 5, 2020

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

OVERVIEW:

Staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers.

In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum

square footage of fresh produce (fruits and vegetables). This text amendment will add similar regulations to the Unified Development Code (UDC).

HISTORY:

- January 24, 2020: Staff mailed a letter to dollar store operators notifying them of a public stakeholder meeting on February 13, 2020.
- February 4, 2020: Staff proposed for discussion regulations regarding dollar stores to the City Council Development Committee (CCDC).
- February 13, 2020: Staff held a stakeholder meeting with dollar store operators.
- March 3, 2020: Staff presented proposed UDC amendments to CCDC.

ARTICLE 30 - DEFINITIONS:

Variety Store: A retail store that sells a wide variety of relatively small and inexpensive novelty and household items, but does not typically offer for sale a large variety of fresh foods, does not typically include a pharmacy, and does not typically exceed 12,000 square feet in size.

ARTICLE 4 - PERMISSIBLE USES:

SECTION 16 - VARIETY STORES

4.16.1 Limits on Concentration

a. Variety stores are prohibited unless the proposed use is located more than five thousand (5,000) feet from another variety store.

b. Incidental outdoor display is prohibited at all variety stores.

c. If located at least five thousand (5,000) feet from another variety store, this use is permitted by Specific Use Permit ("SUP") only. In addition to the criteria for an SUP set forth in Article 5, when reviewing a request for SUP for a variety store use, the City Council shall consider:

1. Whether the proposed variety store will likely have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.

2. The availability of healthy food options in the area of the proposed use including the proximity of full-service grocery stores within one-half (½) mile of the proposed use and effect of the use on the retail food environment index as defined by the Centers for Disease Control and Prevention.

3. Whether the proposed use is within a food desert, as defined by the United States Department of Agriculture at the time of application.

d. An SUP approved under this section must stipulate that a minimum of ten (10) percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.

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e. A nonconforming variety store in existence on xxxx, may relocate on the same parcel or within the same shopping center that it currently exists without obtaining a SUP provided the nonconforming variety store has not been terminated as provided in Article 19, "Non-Conforming Development" and the use complies with all other applicable regulations.

RETAIL AND COMMERCIAL USES	NAICS CODE	MU	OFFIC	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
VARIETY STORE *(See Section 4.16)*	~~452990~~ *See Article 30*	~~X~~			X	X	X	X	~~X~~	X	X	X

Body