

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 14, 2020**

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

COMMISSIONERS ABSENT: Josh Spare

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:36 p.m.

AGENDA REVIEW #1 S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Commissioner Fedorko asked if the property was a spec warehouse or does it occupy a tenant. Mr. Lee stated it is a spec warehouse and they may have a tenant. Mr. Fedorko asked if tenants can store dangerous chemicals at the warehouse so close to a residential neighborhood. Mr. Lee stated the fire code and the building code prevent them from storing any dangerous chemicals. Mr. Fedorko asked if the planned expansion of Great Southwest Parkway has anything to do with the site plan. Planning and Development Director Rashad Jackson stated these types of amendments get reviewed by CCDC as well as P & Z and City Council. Transportation Planner Brett Huntsman stated the extension of Great Southwest is something that the city has already adopted, and it is on the existing thoroughfare plan. What we are looking at here is the site wanting to develop on a parcel that has been impacted by that extension, so we are asking the

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applicant to dedicate 120 ft of right away necessary for the city to make that extension. Mr. Fedorko asked if the tree buffer along the extension part of the plan, still. Mr. Lee stated the alignment is still part of preliminary concept the city is going for.

Chairperson Connor asked what did the desibel level report come back as. Mr. Lee stated there wasn't a noise study done but normally when it is over 300 feet it tends to be acceptable in that level.

Commissioner Coleman stated there is also an ordinance against nuisance noises and they don't have to have a desibel level. He is concerned with any truck lights beaming to the houses nearby and asked if there is a way to put a certificate of occupancy on the hours. Mr. Lee stated that is something the applicant would have to agree to.

Tiffany Bull stated the only issue in front of the commission for today is the Site Plan and they are not requesting any variances.

Commissioner Moser wanted to clarify the current zoning on this property is Light Industrial and for how long. Mr. Lee stated that is correct and it has been zoned Light Industrial since the 1970's. Mr. Moser asked what is the developer doing with the gas well. Mr. Lee stated the developer isn't doing anything with the gas well. They are only relocating the gas pipeline.

Chief City Planner, Savannah Ware stepped forward reminding commissioners of the time and other items on the agenda review.

ITEM #2 S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

There was no discussion on this item.

ITEM #3 - SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand

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Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.
There was no discussion on this item.

ITEM #4- SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

There was no discussion on this item.

ITEM #5- Boards and Commissions Training. Deputy City Attorney, Mark Dempsey gave a Power Point presentation.

Chairperson Shawn Connor asked is he understanding correctly about not having any lengthy discussions about the cases presented during the briefing. Mr. Dempsey stated the purpose of the briefing is intended to let the commission know what the cases are about or what the staff wants you to know about each case. You can have discussions but what happens often is the entire meeting is in the briefing and everyone walks out into the public hearing and call the item up and there are no discussions, and the public doesn't get to hear the discussions.

Commissioner Coleman stated he often has people asking him about an item on the agenda and he lets them know to be present for the briefing because that is where they can get all the information on a case.

Mr. Dempsey made an announcement he will no longer be the assigned lawyer present for P&Z, Tiffany Bull will slowly be transitioning to that position.

COMMISSIONER COMMENTS:

Commissioner Moser stated he noticed COVID Meeting Procedures was removed from the agenda review and asked why it was removed because he thought it would remain if COVID was around. Ms. Bull stepped in and stated since item isn't currently on the agenda, we cannot speak on it. Staff can add item to the next agenda for discussion. Mr. Moser stated he has a problem with that because he stated since the beginning of our zoom meetings that he wanted item to be on every agenda review and requested for item to be put back on the next agenda review. Mr. Jackson stated zoom meetings are the safest approach for staff and for him now because we are in a unique time. We

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have staff members that in office that almost got COVID from applicants. The public although they are part of this process it is risky right now for us exposing ourselves in that manner and we are doing the best that we can under the circumstances. We will put item back on the agenda and the reason why it was removed was because staff didn't have any new information to give.

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

COMMISSIONERS ABSENT: Josh Spare

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:41 p.m. and Commissioner Moser gave the invocation, and Commissioner Connor 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 November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P201202 - Preliminary Plat - Prairie Modern Addition (City Council District 1). A Preliminary Plat for one multi-family and one commercial lot totaling 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

Item #3 – P201203 - Final Plat - Prairie Modern Addition (City Council District 1). A Final Plat for one (1) multi-family and one (1) commercial lot totaling approximately 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

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Vice Chairperson Moser moved to approve the minutes, cases P201202 and P201203.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #4 - Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6).

Commissioner Smith moved to table case Z201201 per staff recommendations.

Motion: Smith

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 5 S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Mr. Lee stated the applicant intends to construct a 198,200sf. office/warehouse building on 26.46 acres. The proposed site consists of two properties that would be subsequently platted into one property. An existing gas well straddles the two properties. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include

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density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the western portion of the site facing the truck court. The overhead truck docks are located on the west side of the building and faces west. The building is speculative and will be developed without specific tenants. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Applicant Dylan Adame, 13455 Noel Rd. Dallas TX. 75240 stepped forward and represented the case.

Commissioner Coleman asked if they have reached out to the homeowners. Mr. Adame stated he hasn't reached out to the homeowners personally and was only notified of the email that morning before the meeting, from Charles and will potentially reach out to the homeowners. Mr. Coleman stated there has been a lot of noise issues in the past and recommends reaching out to the homeowners or maybe putting up a sound barrier wall. Mr. Adame stated yes sir, thank you.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried.**

Item # 6- S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

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Mr. Tooley stated the applicant intends to construct a multi-family development of 272 units in one building with a five-story parking garage on 5.355 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-388, and within the SH-161 Corridor Overlay District. The 272-unit multi-family development will be accessible from the service road of north bound SH-161 and additional access points along Dickey Road. A requirement of PD-388 is the installation of an access drive around the north and east boundaries on the property to allow for proper circulation for the planned development. The Site Plan depicts one four-story residential building, five-story parking garage, internal Zen courtyard spaces, amenity center, and a dog park. Other amenities include a cabana pool, outdoor kitchen, and entertainment areas.

The applicant is requesting the following variances:

1. Less than 20% carports: Appendix W requires that applicants provide covered parking for 20% of required parking spaces.
2. No perimeter fence and gated entry: Appendix W requires that multi-family developments contain perimeter fences with secure entry gates at all entrances to the site. The proposal does not include a perimeter fence with gated entry. Alternatively, the applicant is proposing to secure all entrances into the building with all courtyards secured internally.
3. Dumpster located within 20 feet of residentially zoned property. Article 8 requires that dumpster enclosures not be located within 20 feet of residentially zoned property.

The Development Review Committee (DRC) recommends approval with conditions:

- Prior to submitting plat for City signatures, the applicant must execute, file with the County, and provide instrument numbers for all easements and agreements that are established with the adjacent landowner.
- Prior to issuance of building permits, the applicant must obtain permits from TxDOT for access to, and construction within the TXDOT right-of-way.
- Continued coordination with the Police Department to finalize security for the site.
- Continued coordination with Environmental Services Department to resolve any issues with compactor and dumpster capacity issues.

Chairperson Connor asked if 93% of the parking spaces available are for residents and visitors. Mr. Tooley stated the first level is for visitor parking and the remaining are for the residents.

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Commissioner Smith stated she is concerned about the development not having a fence. Mr. Tooley stated this a new product and the police department is working with each site plan and they developed a style that will work for both the city and the residents.

Applicant Robert Dye, 1321 B St. Dallas TX. 75234 stepped forward and represented the case.

Commissioner Fedorko asked if the reason for not putting up a fence is to avoid the cost of putting one up. Mr. Dye stated the way the building is designed it is very secure from all exterior points of access and in the garage.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201202 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Fedorko

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 7- SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

Mr. Lee stated as required by Ordinance No. 10466-2018 and subsequent Ordinance No. 10824-2020 for Specific Use Permit 1044B the City Council shall conduct a public hearing six-month (6) months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements enforced by the state and federal government. The purpose of this request is to conduct the review of said case for

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compliance. DRC recommends approval of the applicant's renewal subject to registration, acceptance, and compliance in the City's Auto-Related Business Program.

There were no discussions for this item.

There being no further discussion on the case Commissioner Fedorko moved to close the public hearing and approve case SU180504C per staff recommendations.

The action and vote recorded as follows:

Motion: Fedorko

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried**

Item #8- SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

Mr. Lee stated the purpose for this request is to consider a twelve (12)-month review and renewal of Specific Use Permit-1083 for compliance with the applicable codes and conditions as required by Ordinance No. 10770-2019. During this review, the applicant requests consideration to amend SUP-1083 allowing for Major Auto Repair use component onsite replacing the approved private vehicle maintenance's space. In November 19, 2019, City Council granted Specific Use Permit (SUP-1083) for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The ordinance requires twelve (12)-month review for compliance with the conditions of SUP-1083. The .36-acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. The property is generally located at the northeast corner of E. Main Street and NE 32nd Street, specifically addressed at 3118 E. Main Street. The 7,000 square foot building was previously used as a wood shop. The applicant has successfully repurposed the building and site into an internet automotive sales and private vehicle maintenance facility.

Staff recommends approval of the Specific Use Permit with the following conditions:

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- Inventory cars be kept inside the building or within a gated area behind the Main Street-facing side of the building, and not be advertised as 'For Sale' in any manner that may attract drive-by customers. Such advertising shall include, but not be limited to, attention-attracting devices such as banners, flags, streamers, balloons, adhesive letters, numbers, or graphics on bodywork or windows, paint, chalk, or plastic or cardboard sheeting used for advertising purposes. This prohibition includes the use of such devices on the premises and on the vehicles. The applicant is allowed one permitted permanent sign covering no more than 15% of the Main Street-facing facade, with no changeable copy or digital signage.
- Limit on-site mechanic work to the inside of the building and that such work be limited to vehicles registered to the operator.
- Any violation of the SUP or the ARB ordinance shall be subject the operator to revocation proceedings.

Applicant Kiarash Ghorbani, 100 Swell Ct. Irving TX. 75038 stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case SU191101A per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

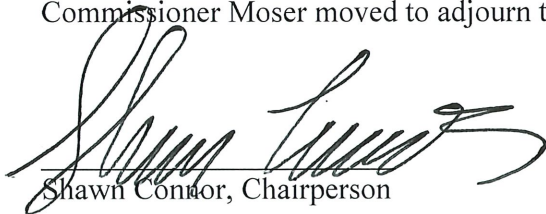
Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

Approved: 8-0

Motion: **carried**

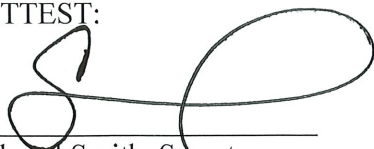
Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:38 p.m.



Shawn Connor, Chairperson

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ATTEST:



Cheryl Smith, Secretary

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