

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 2, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Clayton Fisher, Warren Landrum.

COMMISSIONERS ABSENT: Bill Moser, Eric Hedin, Eduardo Carranza, Cheryl Smith

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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Spare gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: Bob Parker, 1801 Wellington, Grand Prairie, TX stepped forward to address the Commission with some concern in his neighborhood. He said he has lived at this address for over 30 years and now he has concerns with environmental issues, economic issues, zoning violations, safety issues, property values, and noise, he is talking about 918A and 918B W. Marshall Drive the property was zoned for general retail then rezoned to commercial occupying a construction company with heavy equipment, now Lightning Motorsports has acquired the property and conducting a trucking dispatch company the city has issued them a certificate of occupancy for their business with restrictions. They conduct business 7 days a week with 18-wheelers coming in and out of their property he is requesting that a cease notice be given to the operation. Hwy 161 to SE 14th Street along Marshall Drive has always been a “no truck” route. He said 918A and 918B Marshall Drive is out of compliance with the use at this location.

Chairperson Spare thanked Mr. Parker for coming to address his concerns. Mr. Crolley stated the city is aware of what is happening and they will be contacting him regarding his concerns.

AGENDA ITEM: #1-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 4, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #2 - P191201 - Final Plat - Burney Road Addition, Lots 1 and 2, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish two commercial lots and identify existing easements on 8.063 acres. Being an 8.063 acre tract situated in the J.W. Haynes Survey, Abstract No. 794 and J.J Goodwin Survey,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Abstract No. 589 in both City of Grand Prairie and City of Arlington, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, addressed at 1901 N. State Highway 360, generally located west of SH 360 Service Road and north of Burney Road. The applicant is Maria Bonilla, Winkelmann & Associates, Inc. and the owner is Chris Dodd, CCI-NORTH HWY 360 LP.

Item #3-P191202 - Final Plat - Epic East Towne Crossing Phase 2 (Commissioner Hedin/City Council District 2). Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High School, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl., and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #4-CPA191201- Comprehensive Plan Amendment – 161 Townhomes and Item #5-Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes.

Motion was made to approve the minutes of November 4, 2019, approve public hearing consent agenda items P191201, P191202, RP191201, and postpone cases CPA191201 and Z191201/CP191201.

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

Chairperson Spare noted commissioner Fisher would be abstaining from Case SU181004A therefore the case would need to be tabled due to a quorum.

PUBLIC HEARING AGENDA Item #6- SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Chief City Planner presented the case report and gave a Power Point presentation for a Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

There being no discussion on the case commissioner Connor moved to table case SU181004A. The action and vote being recorded as follows:

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7- Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development.

Ms. Ware stated on November 20, 2018: City Council approved a Zoning Change and Concept Plan, creating a Planned Development District, PD-384 for single family detached, single family townhouse, and mixed uses on 91.113 acres. The applicant is proposing a housing product they describe as "Detached Townhouse." One of the primary differences between the proposed product and the existing product is that the proposed product is detached individual units do not share common walls while the existing product is attached, individual units share common walls. The existing zoning allows Tracts 3A and 3B for commercial use (with base zoning districts of Neighborhood Services, General Retail One, and Office) or a combination of multi-family and non-residential uses. If Tracts 3A and 3B are developed with residential use then at least 50% of the first floor must be reserved for non-residential use. PD-384 prevents the conversion of space reserved for commercial use to a residential dwelling use or a non-residential use that is solely related to the operation of the residential building, such as a leasing office. The applicant is proposing to develop Tract 3A as 100% commercial and Tract 3B as multi-family. The applicant is proposing 14 live/work units which would account for about 5% of the total multi-family units. The applicant is proposing to increase the maximum density from 26 dwelling units per acre to 28.06 dwelling units per acre.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Ms. Ware stated this development sits at a prominent location along Lake Ridge Parkway, and the PD contains standards that are designed to create a unique mixed-use development. Given that the conditions of the site and the surrounding area are largely unchanged from November 2018, staff recommends that the development standards for Tracts 3A and 3B remain in place. Staff also believes the existing townhome regulations should remain in place as a rear entry product with common landscaping and facade maintenance. To the extent that the proposed changes deviate from these standards, staff recommends those changes not be approved.

Commissioner Coleman asked if the Police Department expressed any concerns with the rear entry garages. Mr. Jones stated the Police Department supports rear entry garages.

Chairperson Spare asked in the original zoning request where there any photos submitted of the products at that time. Ms. Ware replied yes, but what they are proposing is different than what was originally approved. Mr. Jones stated the concept plan has changed.

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

Browning Stupp, 7104 Playa Imperial, Grand Prairie, TX, stepped forward in opposition to this request. When he purchased his property he was not told by the builder that this area had already been zoned. Traffic will become a nightmare and his children's safety is his major concern, this is a big development that will bring in lots of people, this would change the entire area/neighborhood and cause the schools to become over crowded. Transportation Planner Brett Huntsman stated Costal Blvd., Grandway Dr., and England Pkwy., would all become a 4-lane divided road to help elevate the traffic.

Kevin Toth, 7064 Surfside Lane, Grand Prairie, TX stepped forward in opposition to the case, he asked if signal lights would be added on Hanger Low and Lake Ridge and how would you get to the retail sites. Mr. Huntsman said there would not be any signal lights at those locations at this time, Lake Ridge and Grand Way have median breaks to get to the retail site.

Commissioner Fisher asked Mr. Stupp when he purchase his property, and is he acceptable to the original concept plan. Mr. Stupp replied about 4 months ago, 1st Texas Homes did not disclose this information to him.

Commissioner Connor asked at the time he purchased his home did he ask the builder about the adjacent property. Mr. Strupp replied yes, but was told that it would never develop because of the existing gas-well and open space.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Terrence Jobe with Alluvium Development, 2415 Somercrest, Midlothian, TX, stepped forward as the developer, owner, and applicant to the case. Mr. Jobe gave a presentation to the commission, and noted Grandway Drive would be required to be built to Lake Ridge to help with the traffic they would also be putting in decal-lanes and turning lanes on Lake Ridge Parkway. There are no buyers with the mix-use product and he hates to hear that 1st Texas Homes did not disclose this development to the adjacent homeowners. What he is proposing would not change the area the homes are considered villas and/or cottages. The roads would also be improved by this development. He said there was a staff member that is no longer with the city that encouraged them to come up with their own detached townhome standards. Their product would be expensive and would attract the young singles.

Chairperson Spare asked about the maintenance of the properties, when he hears a townhome he hears everything outside is not his problem. Mr. Jobe stated that is why he would rather call them villas or cottages rather than a townhome. He said there would be an HOA and PID. These villas/cottages would be an upgrade from the townhomes, the homes would be setback far enough for front entry garages, because they do not like putting in alleys on their projects. Each unit should have at least five parking spaces, the units would be more expensive and townhomes are no longer favorable at this time.

Chairperson Spare asked that he describe lock-and-leave. Mr. Jobe said that is something that is important to him and a lot of empty nesters. Mr. Spare said what it means to him is that all of the maintenance is taken care off so he might want to leave this out of his presentation, because you still have maintenance to do even with an HOA or PID.

Mr. Jobe stated the property would develop with good retail space they are providing a space where you can live and work, the retail space would be part of the multi-family use. His vision has change from a year ago townhomes are no longer attractive things have change and they don't believe it would bring them much value, but they do have a potential buyer for townhomes if this case is not approved they can still build them.

Commissioner Connor stated he is confused with Mr. Jobe's presentation, he understands he has two different builders, which product would he like to produce. Mr. Jobe apologized he is talking about the villa/townhome product, which is Gehan Homes.

Steve Lenart with Lenart Development Company, 520 Central Parkway, #104, Plano, TX representing the multi-family portion of this case. Mr. Lenart said at this time there is a lot of capitol in multi-family developments retail is not strong at the moment there a lot of empty retail spaces, because a lot of people shop online.

Commissioner Coleman stated he does not like commercial in residential areas, so retail to him would be a better fit for this location.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Chairperson Spare asked for the City's position in changing from agricultural to multi-family. Mr. Jones replied staff uses the Future Land Use Map as a guide and under the FLUM this type of development being proposed is not what we would consider a mix use development.

Jamie Rae Mitchell with Gehan Homes, 3500 Fairmont Street, Dallas, TX, stepped forward in support of this request, she calls them villas or Cottages she does not consider them to be townhomes, the homes would be 1,300 sq. ft. to 2,200 sq. ft. the product cannot be modified nor would it comply with Appendix W. This is for someone that wants to downsize with lower maintenance. Their product would be a real win for the city they are currently building a cottage style home in Viridian. She said front yard garages are safer than having them in the back yard.

Commissioner Connor stated when he visited Florida he stayed in a villa which was beautiful, but the homes were too closed together, he asked if the backyards of these homes would be fenced. Mrs. Mitchell replied yes the homes would be fence and there would be a minimum of 10 ft. separation between the homes.

Chairperson Spare stated there are two parts to this request, first do we want the townhomes that are approved or do we want to lower the density for a better product. He believes the villas are a better option than the townhomes. The second part of the request is the mix use, he was on PZ at the time this zoning case came forward and he thought the development would be similar to the one in Mansfield. He stated he likes the houses, but not the change to the retail, we approved the mixed use and that is what he wants to see for this location.

Commissioner Conner stated he was also on the PZ when this case was first presented and he liked the development. He agrees with Chairperson Spare and can approve the villas, but would like to keep the mix used component.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case Z181101/CP181101A, and approve the request to change from the attach townhomes to the detached villas and deny the changes to the multi-use development. The action and vote being recorded as follows:

Motion: Fisher

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

PUBLIC HEARING AGENDA Item #8- TA191201 - Text Amendment - Hotel/Motel. Chief City Planner David Jones presented the case report and gave a Power Point presentation for an Amendment to various articles of the Unified Development Code to establish hotel and lodging definitions and classifications, and to establish standards for hotel development and redevelopment. The applicant is the City of Grand Prairie Planning Department.

Mr. Jones stated the City has witnessed a recent increase in requests for hotels, particularly budget hotels and those offering extended stay accommodations. During deliberations regarding a Specific Use Permit request for a hotel on the north side of Interstate 20, the Planning and Zoning Commission and the City Council expressed concern regarding the number, concentration, and character of some proposed new hotels, particularly in the southern portion of the city. Subsequently, staff was directed to prepare an ordinance updating and establishing zoning and land use guidelines for hotel development. The current regulations in the UDC simply define a hotel as transient lodging intended for patrons that do not stay longer than 30 days. There are no other requirements that a hotel provide amenities or addition features beyond what is required for any other commercial building, even though they are used for lodging members of the public. The current ordinance also requires an SUP only if a hotel is within an overlay, within 200 feet of residential, or within 900 feet of a similar use. The ordinance proposed by staff draws from several best practices used by other cities to regulate hotels by means of a Chain Scale Rating, amenities and features requirements, and restrictions on concentration and separation distance between hotels. The ordinance also establishes an SUP requirement for hotels anywhere in the city. Any existing hotel that is abandoned or destroyed would be required to obtain an SUP prior to resuming operations or reconstruction. Staff presented these changes to the Public Safety, Health, and Environment Committee on November 4th, and the City Council Development Committee on November 5th. Both Committees recommended approval.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case TA191201 as presented, noting that they would like to see staff explore a comprehensive ordinance addressing short-term residential rentals (such as Airbnb). The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**


PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Commission Landrum moved to adjourn the meeting. The meeting adjourned at 8:25 p.m.



Joshua Spate, Chairperson

ATTEST:



Max Coleman, Secretary

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

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