



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 27, 2020**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Bill Hills, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:42 p.m. and Commissioner Moser gave the invocation, and Commissioner Hedin 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 July 13, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Item #3 – P200706- Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

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Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

Item #4- RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W. Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street. Agent: Tony Shotwell and Property Owner: Robby Boydston, Combicut, Inc.

PUBLIC HEARING TABLE ITEM #5 - Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5).

Vice Chairperson Connor moved to approve the minutes, cases P200705, P200706, RP200701 and table case Z200701/CP200701.

Motion: Connor

Second: Moser

Ayes: Connor, Moser, Landrum, Fisher, Smith, Coleman, Perez, Hedin, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 6 S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Ms. Ware gave a presentation stated the applicant intends to develop 16.5 acres for multi-family use. The Site Plan includes 380 multi-family units in 14 residential buildings and one leasing/clubhouse building. The property includes a linear open space amenity that will connect to a trail system that will be designed around an existing pond. Trail amenities include seating, pet

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stations, and plaza gathering spaces. Other amenities include an outdoor kitchen with seating, a grill, and shade structure, a rectangular pool with a sun shelf feature, private yards for ground floor residents, and a fitness center in the leasing building. A drive off of the I-20 frontage road will provide access to both the future commercial and proposed 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.

The applicant requested three variances and two of them directly related to the design incentives we have from the Appendix W.

1. Maximum Percentage of One-Bedroom Units – the proposal includes 63% one-bedroom units when a maximum of 60% is allowed.
2. Garage Parking Spaces – the proposal includes 19.8% garages when 30% garages are required.
3. Covered Parking Spaces – the proposal includes 10% covered parking spaces when 20% is required.

The Development Review Committee (DRC) recommends approval of the proposal as requested with the condition that the buildings are constructed with the materials and design shown on the building elevations.

Chairperson Josh Spare asked how many guest lots they have on the property. Ms. Ware stated they are required to have 10% of the total which comes out to 58 spots.

Chairperson Spare asked if the city noticed any historical problems with only 10% and people parking on the street and in neighborhoods. Ms. Ware stated it depends from project to project but they are meeting the required spaces.

Chairperson Spare asked is Vineyard currently marked with no parking signs and is it something that can be done. Ms. Ware replied it is currently not marked as no parking but it is definitely something that can be done.

Bill Crolley stated they've had a couple of things on different complexes around the city and the ones he is familiar with stated they do not want to pay for a garage or carport and has lead them to change the requirement to 10%. They will continue to monitor if 10% isn't enough they will look into adding no parking signs or maybe look into increasing more guest spaces.

Commissioner Moser stated from personal experience when he offers garages/carports he usually charges \$50-\$100 more for a carport and \$100-\$200 more for a garage. On average 75% of the time people opt out for the lower end and not have covered parking.



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Commissioner Smith asked if the design was three stories because before they had the concern if tenants that high could look into the property surrounding the complex. Ms. Ware stated when the zoning came through the applicant included some exhibits that showed the distance with an existing tree line along Vineyard and which would also include a masonry wall.

Commissioner Perez asked how high the masonry wall will be. Ms. Ware stated it was originally 6ft tall but up it to 8ft tall due to adjacent neighbors concerns.

Applicant Miller Sylvan with JPI Inc., 600 E Los Colinas Blvd. Irving, TX. 75039 stated before they start any design of any project, they do a lot of market research and all of their site plans are bedded internally by onsite property management to help drive the design. They have built over 350 communities in the last 30 years, over 100,000 apartment homes and they try to learn from each one and make sure they are responding from what they learn. These variances have been a part of this site plan from the beginning and have driven the design in terms of how many garages and carports they have on site. Staff has made it very clear they need to meet certain thresholds of quality for those to be considered. Parking standard as a company is 1 space per bedroom and a quarter space per unit per guest which makes the parking ratio 1.75 per unit and the city code requires 1.52. They are providing 87 spaces more than what is required based on their internal data. For covered parking they look at supply and demand for the right ratio. 30% of the units will have a private garage and 15% of the units will have access to carports which in terms equals to 45% having some kind of covered parking option. He also stated if you have too many garages, tenants end up not using them or end up using them as storage. He continues to say he doesn't want for this to be misconstrued as a deviation from quality and he hopes to have shown they are going above and beyond in a lot of the areas and asks for the variances to be granted.

Applicant David Martin 2728 N Harwood St. stated these variances were included in the zoning request and council asked they review at the site plan stage. He went on to state they are exceeding Appendix W requirements by meeting all three of the categories and also exceeding code requirements on open space, landscape, trees and screening. He ended by stated he respectfully asks the commissioners to approve these variances.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S200703as recommended by staff.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

Ayes: Connor, Moser, Landrum, Fisher, Smith, Coleman, Perez, Hedin, Spare

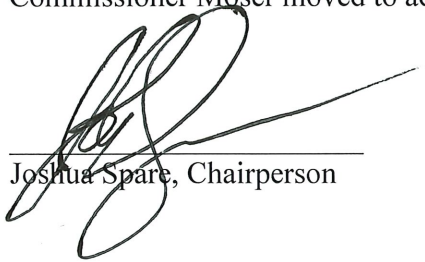
Nays: None

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**Approved: 9-0**


**Motion: carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:12 p.m.



Joshua Spore, Chairperson

ATTEST:



Max Coleman, Secretary

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