



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 28, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher, Chairperson Josh Spare

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

Vice Chairperson Shawn Connor called the meeting to order by Video Conference at 6:31 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 September 14, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2). Preliminary Plat creating seven lots on 54.692 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

Commissioner Moser moved to approve the minutes and remove case P200901 from the consent agenda.

Motion: Moser

Second: Coleman

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

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Nays: NONE

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEMS # 2 - P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2).

PUBLIC HEARING TABLE ITEMS # 5 - S200901 - Site Plan - Kalterra Phase 1 (City Council District 2).

Commissioner Moser moved to table cases P200901 and S200901.

Motion: Moser

Second: Coleman

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

Nays: none

Approved: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 3 S200905 - Site Plan - DevTex Industrial (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for two Office-Showroom/Warehouse Distribution Buildings on one lot. Devtex Business Park, Block 1, Lot 13A, Cities of Grand Prairie & Arlington, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1550 S Great Southwest Pkwy.

Mr. Lee stated the applicant intends to establish two separate industrial lots to construct an office warehouse on each. Once replatted the developments will consist of two separate lots. The property lies in both the cities of Grand Prairie and City of Arlington. Both jurisdictions utilize and adopt an Interlocal Agreement in conjunction with site plan approval as required by both jurisdictions' City Councils. Grand Prairie requires City Council for any project involving industrial uses with buildings exceeding 50,000 square feet. In summation, the existing 11-acre industrial zoned tract is laid out as:

- Devtex Business Park, Block 1, Lot 13A1 (City of Grand Prairie) 3.11 Acre, Zoned LI proposed 55,450 SF office/warehouse facility.

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- Devtex Business Park, Block 1, Lot 13A2 (City of Arlington) 7.89 acres, Zoned IM, proposed 47,488 SF office/warehouse facility.

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 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 vacant industrial zoned property is generally flat terrain, gently sloping westward towards a City of Arlington existing drainage easement. Sparsely scattered cedar and elm trees exist on-site with no significant tree canopy present. As required, the applicant submitted a tree survey and protection plan indicating 57 trees to be removed with 11 preserved. The Building A (located in Grand Prairie) primary elevation fronts S. Great Southwest Parkway and its dock and truck court are located to the rear (west). The dock and truck court will not be visible from the street. The Building B (primarily located in Arlington) is orientated in like fashion, with dock and truck courts located east and west of the building with the primary storefront elevation facing south. Both building's exterior elevations are in conformance with Appendix X's design standards for industrial developments. The site will be accessible from a commercial drive off S. Great Southwest Parkway at the existing median. The commercial drive will serve both properties via fire lane/access easements looping around both sites. The fire lane and access drive shall serve 10 west (rear) orientated overhead dock doors for Building A and approximately 17 east-west orientated bay doors for Building B. No additional tractor-trailer storage is being proposed for the site. The Development Review Committee (DRC) recommends approval subject to the Planning & Zoning Commission:

- Accepting the requested exceptions/variances as requested.
- Subsequent platting as required to establish separate lots as presented.
- Acceptance of the Interlocal Agreement between both cities (Grand Prairie & Arlington).

Commissioner Moser asked if this case would also go to an Arlington Planning and Zoning Hearing. Mr. Lee stated yes, they would also go through Arlington P&Z and when cases like these have adjacent jurisdictions, they establish an interlocal agreement. Both cities would provide services for example Grand Prairie would do the inspections.

Commissioner Smith asked since they are required to have 50 trees and only 11 trees are being preserved would the applicant have additional shrubs. Mr. Lee stated they are restricted from doing so due to there being so many easements on the property.

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Engineer, Kyle Vrla stepped forward representing the case and stated the site is equally split between both Grand Prairie and Arlington. Water and Sewer will be provided by Grand Prairie and most of the storm drain will go through Arlington.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S200905 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Moser

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

Nays: none

Approved: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 4 S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family and mixed use development with 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres. Tract 1, William Linn Survey, Abstract 1725 and Tract 2, A B F Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Ms. Ware stated the applicant intends to construct a multi-family and mixed use development on 10.12 acres. Site Plan approval by City Council is required for any project involving multi-family use, within a Planned Development District, or within an overlay district. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use, zoned PD-384, and within the Lake Ridge Corridor Overlay District. 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 density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The Development Review Committee (DRC) recommends approval of the proposal as requested with the following conditions:

1. The development shall provide the required Appendix W amenities;

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2. Prior to City Council, the applicant shall submit a completed Appendix W Amenities Checklist;
3. The development shall provide the required number and size of shrubs; and
4. Prior to City Council, the applicant shall submit a revised Landscape Plan that reflects the required number and size of shrubs.

Commissioner Moser asked what a work/live unit is. Ms. Ware stated it is a type of unit that combines a workspace with a living space. The 1st floor would have the business and the 2nd floor would be the living space. Moser asked if the applicant is meeting the garage parking requirement. Ms. Ware stated yes, they are.

Commissioner Smith asked what the square feet of the Live/ Work units is. Ms. Ware stated applicant would be able to answer. Applicant Philip Fisher later stated they are 1,400 sq. ft.

Applicant Phillip Fisher 12655 N. Central Expwy Dallas, TX. 75243 stepped forward representing the case.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S200906 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Moser

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

Nays: none

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING TABLE **ITEM** # 6 Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.

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Ms. Ware stated the applicant is proposing a Planned Development District for multi-family development on 18.97 acres. The concept plan depicts 12 residential buildings and one clubhouse building, two pet parks, a pool, internal open space, garages and carports. The development will have a single gated entry off Sara Jane Pkwy and an emergency access only point of access off Sara Jane Pkwy. The purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 18.97 acres. The existing zoning districts allow apartments. This request will bring the property under a single zoning district. The Development Review Committee (DRC) recommends approval with the following conditions:

1. The proposed development shall meet the requirements in Appendix W; and
2. Any variances shall be evaluated with the Site Plan when finalized building elevations are reviewed as part of the request.

Commissioner Moser asked the zoning allows Multi-Family by right. Ms. Ware stated yes if they meet Appendix W.

Commissioner Coleman asked why the applicant changed the height of the fence from 6ft to 5ft. Ms. Ware stated after speaking with the applicant, they stated it is their prototype that they do nationwide.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200903/CP200901 per staff recommendations and in addition they would need to meet the Min. living area (sq. ft) of 600, along with meeting the perimeter fence height of 6ft.

The action and vote recorded as follows:

Motion: Moser

Second: Hedin

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

Nays: none

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING TABLE ITEM # 7 SU200601/S200601 – Specific Use Permit/Site Plan – R/T Services Office and Truck Storage (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.

Ms. Ware stated the applicant intends to establish a Heavy Truck Parking and Heavy Equipment Parking facility in the Light Industrial (LI) district. This use requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Commissioner Coleman suggested to table this case due to Commissioner Clayton not being present and it being his district. He also stated they've had issues in the past with trucks passing through their neighborhood. Ms. Ware stated the applicant is meeting all the requirements and are not requesting any variances. Mr. Coleman stated the trucks would be visible from Hwy 161 and it is a touchy subject to a lot of residents who live in the surrounding area. Ms. Smith asked if the planning department received any complaints from the notifications sent out. Ms. Ware stated the department didn't receive any phone calls or emails opposing to this case. Mr. Moser stated he agrees with Ms. Smith comments and applicant is meeting all requirements and not requesting any variances. Ms. Ware stated commissioners are welcome to propose any recommendations to the approval.

Applicant Philip Graham, 2201 E. Lamar Blvd. Ste 200E Arlington Tx. stepped forward representing the case.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU200601/S200601 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith
Second: Landrum

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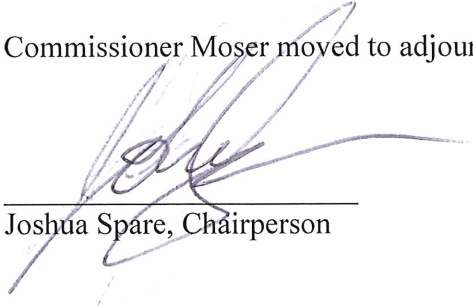
Ayes: Moser, Hedin, Perez, Smith, Connor, Landrum

Nays: Coleman

Approved: 6-1


Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:34 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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