



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 12, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Eric Hedin.

COMMISSIONERS ABSENT: Vice Chairperson Shawn Connor and Warren Landrum

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, 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 6:30 p.m. and Commissioner Moser gave the invocation, and Chairperson Spare 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 28, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Rd.

Item #3 – P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District -). Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.
Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

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Commissioner Moser moved to approve the minutes, cases RP201002 and P190605

Motion: Moser

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING # 4- SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for an Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

Ms. Ware stated the hotel brand associated with the existing Specific Use Permit is classified as an upscale chain. The purpose of this request is to amend the existing Specific Use Permit to allow the applicant to construct a hotel classified as a midscale/upper-midscale chain. The applicant is requesting a variance to the limit on the concentration of Midscale/Upper-Midscale Hotels within one mile.

Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Chairperson Spare asked if Tru by Hilton Hotel is a Midscale or an Upper Midscale hotel. Ms. Ware stated it is Midscale but the Unified Development code groups Midscale and Upper Midscale together as one use type.

Applicant Arpan Patel, 4705 E. Belknap St. Fort Worth Tx. 76112 stepped forward representing the case, he said as an owner after the pandemic they had to reassess their business, it is a family business owned by his father and himself and they account for every dollar and every penny. Upon some research he noticed Hyatt Hotels were not making as much money as Midscale and Upper Midscale and they were also higher rated. He also stated a Hilton Hotel would do better in the Grand Prairie area. Mr. Spare asked if it is the area that is making him change from a Upscale Hotel to a Midscale/ Upper Midscale Hotel. Mr. Patel explained what each brand of hotel scales and what they offer compared to a Midscale hotel. Mr. Spare asked if the hotel would be an extended stay and what is the average room rate. Mr. Patel stated no, it isn't an extended stay and the average room rate is \$79.

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Commissioner Hedin asked what amenities the hotel offer will. Mr. Patel stated it will provide breakfast. He describes it as a millennial friendly breakfast with fancy donuts in comparison to a Home2 Suites by Hilton.

Commissioner Moser asked what the reason is for wanting to switch from a Hyatt Hotel to a Tru by Hilton hotel. Mr. Patel stated Tru by Hilton has a better customer view and a Hyatt Place wouldn't do well in that area. Mr. Spare asked has he ever considered putting an economy hotel there. Mr. Patel stated yes but bank would not lend the loan for an economy hotel. Mr. Moser asked why the bank wouldn't give lending. Mr. Patel stated banks are reluctant to lend for economy hotels.

Commissioner Smith stated she understands the dilemma with the pandemic and sometimes you must step out and give an opportunity for a good build in Grand Prairie.

Commissioner Moser stated he has seen it firsthand how the pandemic has affected the travel and hotel industry but understands the staff's position and respects it but it makes economic sense to support it.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case SU190703A.

The action and vote recorded as follows:

Motion: Smith

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING ITEM # 5- Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.

Mr. Lee stated the purpose of this request is to create a Planned Development District with a base zoning district of Light Industrial on 9.264 acres. The property is currently zoned LI and PD-196

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for commercial/retail uses. The Concept Plan depicts the facility's orientation, truck dock facilities, ingress/egress points, associated parking and required landscaping. The applicant completed a Traffic Impact Analysis (TIA) to evaluate the proposed use and potential impacts on roadway conditions. One of the findings of the TIA is that a 300 ft. deceleration lane is needed at the northern driveway. The site will be accessible by two commercial drives off the SH-161 service road. The northern drive will provide direct access and include a deceleration lane that meets TxDOT requirements. The southern driveway will provide access via a mutual access drive located on the adjacent property. Deja Lane, a collector street, dead ends at the northern property line. The on-site drive that connects to Deja Lane will be gated and used for emergencies only.

The Development Review Committee (DRC) recommends approval.

Commissioner Moser asked if the applicant is going to build a deceleration lane on Frontage Rd. and will they be able to access the other south entrance. Mr. Lee stated there will be a mutual access easement on the south drive and one emergency only entrance.

Applicant Hamilton Peck, 2507 Croft Creek Cir. Grand Prairie TX, stepped forward representing the case.

Commissioner Moser asked if Mr. Peck has spoken to the people located to the south about a mutual access agreement and does it have to be a prerequisite for this case. Mr. Peck stated no. Brett Huntsman stated the drive way and the step out is existing on the plat for the existing warehouse mutual access easement is established and all they need to do is connect to the existing drive way.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z201001/CP201001.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING ITEM # 6- SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (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 Truck

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Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Ms. Ware stated the applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. A Truck Stop with Gas Sales requires a Specific Use Permit when located within a Corridor Overlay District. Development in a Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Specific Use Permit and Site Plan because of the proposed use and it is located within a 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 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 to eliminate such probable negative impacts. The applicant is not requesting any variances. There are existing similar uses within one-half mile of the subject property. Mr. Fuel is located at the northwest corner of the intersection and 7-Eleven is located at the southwest corner of Trinity Blvd and SH-161.

Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request. However, should the Planning and Zoning Commission recommend approval, staff recommends the following conditions:

1. Truck idling shall not exceed 15 minutes.
2. The applicant shall post "no-idling" signs on site.
3. Overnight truck parking shall be prohibited.
4. The applicant shall post "no overnight parking" signs on site.
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

Chairperson Spare asked what is the distance to the closest homes. Ms. Ware stated they are

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within 300ft. Mr. Spare asked Commissioner Coleman if he could speak about how the trucking gas stations are used. Mr. Coleman stated their main use is a fuel stop where you pull in to fuel, get a sandwich, use the restroom and move on to the next destination or loading or unloading. He went on to state the problem is it will exceed the 15-minute limit and it will be hard to control the amount of time they remain parked at the gas station.

Commissioner Smith asked would the gas station bring more business to this area and at the same time benefit Grand Prairie. Ms. Ware stated the applicant is present and will be able to speak on that.

Applicant Andrew Malzer, 200 Galleria Pkwy Atlanta GA 30339 and Brad Williams 2728 N Harwood St. Dallas TX 75201, stepped forward representing the case and gave a Power Point presentation for Race Trac.

Chairperson Spare asked if there is a reason why they might not be able to flip the orientation of the site where the trucks are on the west side. Mr. Malzer stated their biggest site design criteria is putting their building on the corner of the intersection. Mr. Spare asked what size masonry wall will be put up on the eastern portion. Mr. Malzer stated they are proposing a landscape screen wall that was given by staff and if the commission or staff recommend a different type of wall, they are open to it.

Commissioner Hedin asked how do they plan to regulate the no overnight and the 15-minute parking. Mr. Malzer stated their plan is to post signs all over the site and their employees walk the site every hour looking for overnight parking and truck idling.

Commissioner Moser stated on their last slide in their presentation they listed 5 of the staff recommendations the city is recommending but left out number 6- The applicant shall dedicate any necessary easements for the regional trail at the time of final platting, what are your thoughts about it. Mr. Malzer stated they will do it.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU200801/S200801 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

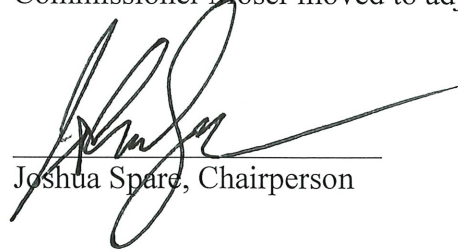
Nays: none

Approved: 6-0

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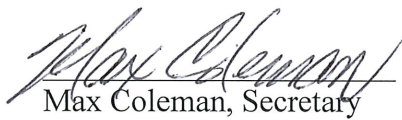
Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:55 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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