

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 7, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, , Eduardo Carranza.

COMMISSIONERS ABSENT: Shawn Connor.

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planning, 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. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

AGENDA ITEM: #1-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of September 9, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #2- P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat for Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres, Robert R. Tucker Survey, Abstract No. 1472, Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Heavy Industrial (HI) District and lies within the Interstate 30 (I-30) Overlay Corridor District. The current address is 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.

Item #3-P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6 (City Council District 2). Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement, water easement, and sidewalk easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Mayfield Rd. The applicant is Michael Davis, Bannister Engineering and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Item #4-P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A (City Council District 1). Final Plat of Burney 360 Addition, Lots 1, Block A, for a commercial lot on 5.7 acres, L. Barnes Survey, Abstract No. 113 and M.K. Selvidge Survey, Abstract no. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 1423, City of Grand Prairie, and City of Arlington, Tarrant County, Texas, and generally located at the southwest corner of State Highway 360 Service Road and Burney Road. Zoned Planned Development-368 (PD-368) District and lies within the State Highway 360 (SH-360) Overlay Corridor District. The current address is 1891 N. SH 360. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.

Motion was made to approve the minutes of September 9, 2019, and approve public hearing consent agenda items P191001, P191002, and P191004.

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5- SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit Amendment for an existing Used Car Sales Lot to add Major Auto Repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami.

Mr. Jones stated the Specific Use Permit amendment is being requested in order to expand the current allowable use to include major repair of private vehicles, not open to the public, with the existing Used Auto Dealer. As per the operational plan, this will be only for vehicles owned by Prince Motor Cars and will not be available for public use. Staff inspected the property and operations on October 2nd and was accompanied by the Code Enforcement Division. The inspections conducted indicated that there is a violation that will need to be addressed before a CO is issued. Inspections noted the following violation; Fire lane was not clear. The DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- Auto repair will be strictly for vehicles owned by Prince Motor Cars.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

- The right to conduct private major auto repair on-premise is not transferrable and will expire if the property is transferred to another owner or operator or if subdivided.
- No paint and body work on-site.
- No salvaging of parts on-site.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- Any non-permitted uses must cease before a CO is issued.
- That a courtesy inspection be performed after 6 months to verify compliance.

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

Tony Shotwell, 309 NE 31st, Grand Prairie, TX stepped forward representing the case and the property owner and to answer questions from the commission. Mr. Shotwell said this is a good business that would fit in with the surrounding area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU090104C as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6- S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the proposal includes a junior anchor lineup (tenant spaces range from 9,000 sq. ft. to 55,215 sq. ft. and retail inline along the east property line and two freestanding retail buildings. Retail B (14,096 sq. ft.) and Retail D (16,000 sq. ft.) both include spaces for a Restaurant with a Drive-Through. The site will be accessible from Mayfield Rd. and the SH-161 frontage road. Internal drives established by cross-access easements and Epic East Towne Crossing's covenants,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

conditions, and restrictions will provide access and circulation throughout the development. The applicant will need to make off-site improvements with the construction of Epic East Towne Crossing Phase 2. These improvements include an access drive along the east property line, a bridge across Kirby Creek, a driveway on Warrior Trail, and a connection to an existing driveway on the SH-161 frontage road. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone, brick, texture-coated concrete, stucco, and architectural panels. The proposed building elevations meet the stone/brick accent, articulation, and covered walkways requirements and exceed the windows requirement in PD-364. The building materials and design requirements for inline buildings and multi-tenant buildings were established with creation of PD-364 in 2017. Since then, City Council has approved revisions to Appendix F: Corridor Overlay District Standards. The applicant has worked with Staff to show how the proposed building elevations compare to the revised Appendix F standards. Appendix F now requires that windows account for 30% of the area of street facing facades. The percentage of windows of street-facing facades for the retail inline (Building A), Building B, and Building D. These percentages are consistent with Appendix F window requirements for street-facing facades. The applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards. The applicant intends to replat the existing four lots into two lots. The new lot line would run between Anchor and Junior Anchor 2 and create a zero ft. setback when a 20 ft. setback is required. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S191001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Moser

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

PUBLIC HEARING AGENDA Item #7- SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. of retail and restaurants. Building B will include a Restaurant with a Drive-Through. Restaurants with a Drive-Through that are located in a Corridor Overlay District require a Specific Use Permit. The purpose of this request is to obtain a Specific Use Permit for the Restaurant with a Drive-Through in Building B. The drive-through lane begins on the east side of the building and wraps around the north side of the building. The proposed drive-through lane includes sufficient stacking spaces, has minimal visibility from Mayfield Road, and does not disrupt pedestrian circulation. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case SU191001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8- SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. of retail and restaurants. Building D will include a Restaurant with a Drive-Through. Restaurants with a Drive-Through that are located in a Corridor Overlay District require a Specific Use Permit. The purpose of this request is to obtain a Specific Use Permit for the Restaurant with a Drive-Through in Building D. The drive-through lane begins on the east side of the building and wraps around the north side of the building. The proposed drive-through lane includes sufficient stacking spaces, has minimal visibility from SH-161, and does not disrupt pedestrian circulation. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case SU191002 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 2 and 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Ms. Ware stated the applicant intends to construct a 122-room hotel in the IH-20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a Planned Development District or Corridor Overlay District requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar use. The site is directly accessible from Sara Jane Pkwy and IH-20. The Site Plan depicts the 4-story, 122-room hotel, parking, and dumpster enclosure. The property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include stone and three colors of stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, and articulation elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of street-facing facades. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to both of the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community.

Ms. Ware stated the maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 48.5 ft. Staff does not object to this request. The maximum allowable FAR is .35:1. The proposal has a FAR of .50:1. Staff does not object to this request. Appendix F requires that windows account for 30% of the north and south facades. Windows account for 11.7% of the north facade and 11.7% of the south facade. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 11.8% of the area of all facades and 21% of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. The proposed elevations do not include covered walkways along 30% of the length of all facades.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. The applicant shall provide additional windows or spandrel glazing on the north and south facades so that windows and spandrel glazing account for at least 15% of each facade. The last hotel approved by City Council included 15% windows on the north and south facades.
2. The applicant shall update the Landscape Plan so that the plant schedule reflects the required plantings shown in the summary table and identifies native and pollinator friendly plants.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

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

Chairperson Spare asked what other types of uses could be permitted on this site.

Ms. Ware stated other uses allowed on this site are retail, restaurants, apartments, and a new car dealership.

Ian McClure, 17950 Preston Road, Suite 780, Dallas, TX was present representing the case and to answer questions from the commission. He is the owner and developer of this property, this would be an excellent location for his hotel their rates are \$80 to \$100 per night they build to the highest standards.

Chairperson Spare said sometimes extended stay hotels bring in certain types of people. Mr. McClure said with their rates being \$80 to \$100 a night these rates would not bring unwanted guess to their hotel, the other hotels offer cheaper rates a night therefore they attract unwanted guess. He said there is a need for this type of hotel at this location.

Commissioner Moser asked how many hotels he owns. Mr. McClure replied he owns 18 hotels in Texas, there are a total of 216 and are very well known hotels.

Commissioner Hedin asked if they were a part of the Royalty Rewards or Choice Privilege program. Mr. McClure replied yes, Choice Privilege, you earn points when you stay at their hotels.

Commissioner Smith noted there are already hotels in this area and he would be competing against them. Mr. McClure stated this area is still a good location, people tend to stay at the same hotels when earning their rewards points.

Commissioner Fisher asked if there would be security onsite. Mr. McClure stated this would be one-building, 4-stories, with key access, they would provide cameras and would be staffed twenty-four hours a day, seven days a week.

Commissioner Moser asked if he had already purchase the property. Mr. McClure replied no, the property is under contract pending approval of this request.

Commissioner Coleman stated looking at their advertisements online they also offer room rates at \$44 a night. Mr. McClure said not at their hotels the rates are \$80 to \$100 a night.

Chairperson Spare stated our Police Chief is not in favor of extended stay hotels, as a commissioner he has to ask what is the best use for this property and to him this not the best use of this land.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU191004/S191004 as presented. The action and vote being recorded as follows:

Motion: Smith

Second: Hedin

Ayes: Fisher, Hedin, Moser, Smith

Nays: Carranza, Coleman, Spare, Landrum

Motion Failed: 4-4

Motion: **Carried.**

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #10- CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.

PUBLIC HEARING AGENDA Item #11- Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, and the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

Ms. Acosta stated the applicant is requesting to construct a high density multi-family development. The request is for a change from Commercial/Retail/Office to High Density Residential on the Future Land Use Map. This request is consistent with the current pattern of development in the area. The surrounding uses are commercial and multi-family, which would be mirrored in the proposed commercial/multi-family development. Staff believes that high-density residential development would benefit and enhance the overall underutilized parcels. The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles. The purpose of this

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

request is to change the zoning on 5.928 acres from GR, General Retail to PD, Planned Development District for Retail, Restaurant, and Apartment uses. The development includes one apartment building, and a clubhouse accessible from W Pioneer Pkwy and S Carrier Pkwy. Amenities include a clubhouse, pool, and tuck under parking. Along the W Pioneer Pkwy frontage, the applicant is proposing retail and restaurant uses. The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses. The most recent apartment complexes were constructed in 2004 Oak Timbers and Mountain Creek, however both are senior living. The proposed apartments will be the first built in the area within the last 33 years. The development will aid in closing the gap of housing options being provided.

Ms. Acosta stated the site has frontage along W. Pioneer Pkwy and S. Carrier Pkwy; The Site Plan depicts two access points on W. Pioneer Pkwy to access the retail and restaurants fronting W. Pioneer Pkwy, and the multi-family development is directly behind the retail/restaurants, also accessible from Pioneer Pkwy or Carrier Pkwy. The exterior building materials include five earth tone stuccos, one accent stucco, and cultured stone. It should be noted, that the applicant is using 100% stucco on all facades for the multi-family component of the request, which is the preferred material, and is meeting the intention of Appendix W's building design. Because of this, the applicant is allowed to increase the number of single bedroom units by 10%. The applicant is requesting the following variances:

1. Minimum Living Area for Studio Units
2. Minimum 45+ Side Interior Setback for Building A
3. Minimum 30% Garage Parking
4. Maximum 60 ft. Height for MF-3
5. Maximum 25 ft. Height for GR
6. Minimum Parking requirement for MF-3
7. Minimum Parking Requirement for GR
8. Pole Sign Relocation

Ms. Acosta stated the Development Review Committee recommends approval of the proposed zone change from GR, General Retail to PD, Planned Development District.

Chairperson Spare asked if there are parking requirements for studio apartments, and where are the guess parking located. Ms. Acosta stated we do not have parking requirements for studio apartments, but could be considered one-bedroom apartments. Mr. Jones stated there is a requirement that they provide guess parking.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Commissioner Carranza asked if a TIA was required. Ms. Acosta replied no, this location does not require a Traffic Impact Analysis.

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

Chase Debaun, 2935 S. Belt Line Road, Grand Prairie, TX was present representing the case and to answer questions from the commission. He said this area has been an eye-sore for quiet sometime, because of the odd shaped lot and Hwy 161, no big box would come into this area therefore they are proposing a mix use development.

Chairperson Spare stated the proposal looks great, but he is concern with the parking. Mr. Debaun said if they do receive a proposal for a restaurant they would need to provide additional parking and reconfigure the building, but the multi family has been design to fit the site as best as they could.

There being no further discussion on case CPA191002, commissioner Coleman moved to close the public hearing and approve case CPA191001 as presented. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

There being no further discussion on case Z191001/S191005, commissioner Coleman moved to close the public hearing and approve case Z191001/S191005 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #12- CPA191002 - Comprehensive Plan Amendment (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

PUBLIC HEARING AGENDA Item #13- Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. Mixed-use areas are intended to provide flexibility in order to encourage innovative, unique, and sustainable developments. Areas designated for Mixed Use include a mixture of non-residential and residential uses and require a well thought-out, master planned approach. Additionally, these developments should be designed around the pedestrian, with walkable connections to shopping and dining as key components. The purpose of the request is to create a Planned Development District for multi-family, retail, restaurant, and cinema uses on 21.80 acres. The Concept Plan depicts the following: 9.698 acres of multi-family use at a density of 42 dwelling units per acre; 401 multi-family units in five buildings, one of which wraps around three sides of a five-level structured parking garage; and 11.936 acres of commercial uses including a 40,700 sq. ft. cinema and almost 50,000 sq. ft. of retail and restaurants. The focal point of the development is the Grand Lawn, a centrally located open space amenity. The three use components- multi-family, retail/restaurant, and cinema-are physically and functionally organized around the Grand Lawn. Buildings frame the space to create a consistent edge and screen surface parking from the open space. Restaurants with outdoor dining areas face the Grand Lawn. Wide textured crosswalks will make it easy for people living in the apartments to walk to and use the Grand Lawn. The cinema includes an outdoor screen for outdoor viewing of movies on the Grand Lawn. The entrance to the five-level wrapped parking garage is shown off of Bardin Road. There is a possibility that a vehicle that is denied entry to the garage could cause the queuing of vehicles onto Bardin Road. This potential issue will need to be addressed with the Site Plan.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Ms. Ware stated the applicant submitted a Traffic Impact Analysis to estimate the impact of the proposed development on traffic operations. The TIA includes the findings; The intersection of I-20 Eastbound Frontage Road and Endicott Drive will continue to operate efficiently and at good Levels of Service; The driveways are anticipated to operate at good Levels of Service; Traffic operations at Bardin Road and Magna Carta Boulevard are anticipated to reach poor Levels of Service during peak hours and cannot be mitigated without the addition of a traffic signal; however, the projected traffic volumes are not sufficient to meet traffic signal warrants for the intersection; Future improvements to upgrade Bardin Road from a two-lane roadway to a four-lane roadway and installation of traffic signals will allow the intersections of Bardin Road at the frontage roads to operate at good Levels of Service; and The intersection of Bardin Road at SH-360 Northbound Frontage Road currently operates at unacceptable Levels of Service. The addition of projected growth and site-related traffic will further degrade operations. Ms. Ware said the TIA recommends installation of traffic signals at the Bardin Road and SH-360 interchange in order to provide acceptable traffic operations. While the proposed development will not cause the degraded operations, it will contribute. The Transportation Department recommends that the developer participate in the cost of signalizing the intersection of Bardin Road and SH-360.

Ms. Ware stated the applicant is proposing General Retail and Multi-Family Three as the base zoning districts. Commercial development will be subject to uses and development requirements for GR with the following changes:

- Prohibit the following uses which are currently allowed with a Specific Use Permit: boat dealer, motorcycle dealer, laundry, self-serve, mini storage, auto parts sales, new, and variety store.
- Allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right.
- Allow a Brewpub with one of the characteristics described in Article 11 of the UDC with approval of a Specific Use Permit.
- Increase the maximum allowable height to 60 ft. for the cinema.
- Allow a 120 ft. multi-tenant monument sign.

Multi-Family development will be subject to development standards for MF-3 with the following changes:

- Increase the allowable density to 42 dwelling units per acre.
- Increase the maximum allowable height to allow building three to be constructed at a height of 66 ft.
- Allow construction without a perimeter fence and gated entry.
- Provide at least 50% of required parking spaces in a structured parking garage and tuck-under garages instead of a combination of garages (30%) and carports (20%).

Ms. Ware stated the subject property is currently zoned PD-140 for commercial uses. The applicant is proposing a more restrictive base zoning district and to allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right. These uses are consistent with developer's vision for a mixed-use destination. The applicant is also proposing to increase the

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

maximum allowable height to 60 ft. to for the cinema. This exceeds the maximum height for GR but is less than the 10 stories allowed by PD-140. The developer has requested that the 120 ft. sign be considered as a part of the zoning request. Variances to sign requirements are typically processed separately from the zoning request as a Unified Signage Plan. The subject property is currently zoned PD-140 and residential uses-Community Unit Development and Condo High-Rise-are allowed at this location. The definition of Community Unit Development does specify a particular housing type and states that the density should not vary from that of the district in which it is located. Condo High-Rise is defined as multi-family units with a condominium regime/association and higher than 75 feet. PD-140 does not establish a specific density. Staff's interpretation written in 1994 states that while residential uses are allowed, the location, type and density must be approved as part of a Planned Development approval. Establishing MF-3 as the base zoning district for this property will bring the zoning closer to conformance with current standards. The applicant is requesting four variances from MF-3: 1. the proposed density of 42 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3; the proposed height for building three is 66 ft. It exceeds the maximum height of 60 ft. allowed in MF-3 but is less than the minimum height for Condo High-Rise allowed in PD-140; a variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development; and the proposal does not include carports. Appendix W requires that carports account for 20% of required parking spaces and garages account for 30% of required parking spaces. The Concept Plan depicts a five-level parking garage and tuck-under garages that account for more than 50% of the required parking spaces. The proposed development is the type and quality of place that Appendix F is intended to produce. The mix and integration of uses and presence and design of usable open space will create a unique destination. The Development Review Committee recommends approval of the Zoning Change/Concept Plan and variances to the sign requirements be requested through a Unified Signage Plan.

Commissioner Smith would like to know how big the open space would be.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX was present representing the case and to answer questions from the commission. Mr. Peck presented staff with a video of the proposed development, and stated this development would be the first for this area.

Commissioner Smith stated she likes the style of the project and would like to see it come to Grand Prairie. Mr. Peck stated the access would be a challenge, but the location is very appealing to Alamo.

Commissioner Landrum asked if they are in agreement with participating in the cost of signalizing the intersection of Bardin Road and SH-360. Mr. Peck replied yes.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Commissioner Moser asked how would he make sure the traffic does not back up onto Bardin Road. Mr. Peck stated this would be addressed during the site plan process.

Brain Moore, 2808 Fairmont, Dallas, TX stated to answer commission Smith question the open space would be about 20,000 sq. ft.

There being no further discussion on case CPA191002, commissioner Smith moved to close the public hearing and approve case CPA191002 as presented. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

There being no further discussion on case Z191003/CP191003, commissioner Smith moved to close the public hearing and approve case Z191003/CP191003 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #14- CPA191003 – Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

PUBLIC HEARING AGENDA Item #15- Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus.

Mr. Jones stated the purpose of the request is to amend the Future Land Use Map so that the FLUM is consistent with a development proposed at this location. The development will include hotel and multi-family residential uses along with the balance of the existing golf course. The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans. The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While the golf course does partially sit within a floodplain, it is not in a natural state. Amending the designation to Mixed Use would bring an underdeveloped site at a highway intersection into alignment with its potential, as well as alignment with neighboring development consisting of multi-family, office, lodging, recreation, and industrial. Furthermore, the proposed development would actually fulfill a key characteristic of the OS/D designation, since it would sit in close proximity to existing and proposed regional veloweb connections in Arlington and Fort Worth.

Mr. Jones said the purpose of this request is to create a planned development district for hotel, conference center, and multi-family use on approximately 23 acres west of SH 360 and north of Riverside Pkwy. The zoning change would allow for construction of a 250 key hotel up to 8 stories tall along with a conference center approximately 20,000 square feet in size and multi-family at a density of 80 dwelling units per acre. The current clubhouse would be rebuilt as part of the hotel/conference center while the existing cart barn would remain. Current access from Riverside Pkwy would remain, and additional access points would be constructed to provide access from SH 360. The applicant is proposing a mixed use zoning to allow for retail commercial development including a hotel and conference center, limited retail, restaurants, mixed-use buildings with bottom floor residential, wrap-style multi-family with structured parking, and urban townhomes. A use not shown in this table is prohibited, even if allowed in the MF-3 or C districts in the UDC. Drive thru windows will only be permitted within 500 feet of the 360 frontage road. The applicant is proposing a shared parking formula that accounts for time of day to determine parking demand. This approach is similar though not directly comparable to the shared parking requirements found in Article 10 of

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

the Unified Development Code, though some of the morning and midday factor calculations will result in increased required parking than required under the UDC. Applicant requests to waive all other requirements of Article 8, Landscaping and Screening Standards except for rooftop, loading, and dumpster screening requirements. The proposed PD will require the use of articulation, windows, and materials consistent with the requirements of Appendix F.

Mr. Jones stated the proposed density of 80 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3. Staff is comfortable with this density if development is accompanied by construction of the 360 Frontage Road to provide additional entry points. The proposed height for multi-family is 15 stories which exceeds the maximum height of 60 ft. allowed in MF-3. The proposed height of non-residential is unlimited; Commercial zoning is limited to 50 feet in height. This site has no residential adjacency and sits along the SH 360 corridor close to the American Airlines HQ buildings and other office high-rises. A variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development. Some shared parking factors may result in a 5% increase in required parking over base UDC standards. Staff is comfortable with this variance. Only parking lot landscaping and street trees required. Staff is comfortable with waiving screening requirements because this is an integrated development that is bounded by the golf course and the Trinity river. Staff is comfortable with this allowance as long as the business associated with the drive thru window is a coffee shop or primarily sit-down oriented restaurant, is not a quick-serve restaurant, and is part of a mixed-use building. The Development Review Committee recommends approval with the following conditions: 1. Multiple public open spaces be provided that are a minimum 100 feet x 50 feet. 2. Drive-thru windows be restricted to coffee shops and "fast casual" restaurants offering a printed menu of foods prepared after ordering and served at a table on non-disposable dishware.

Chairperson Spare opened the public hearing, and called for individuals wishing to speak on this item.

Jake McGlaun, 2627 Alco Avenue, Dallas, TX was present representing the case and to answer questions from the commission.

Chairperson Spare stated this area is within the floodplain and he has seen the roads underwater. Brett Huntsman, Transportation Planner, stated the city has been working with COG, TxDOT, City of Arlington, and the developer to make sure the frontage roads are engineered and constructed accordingly.

There being no further discussion on the case CPA191003, commissioner Fisher moved to close the public hearing and approve case CPA191003 as presented. The action and vote being recorded as follows:

Motion: Fisher

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 7, 2019

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

There being no further discussion on case Z191004/CP191004, commissioner Landrum moved to close the public hearing and approve case Z191004/CP191004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Landrum

Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

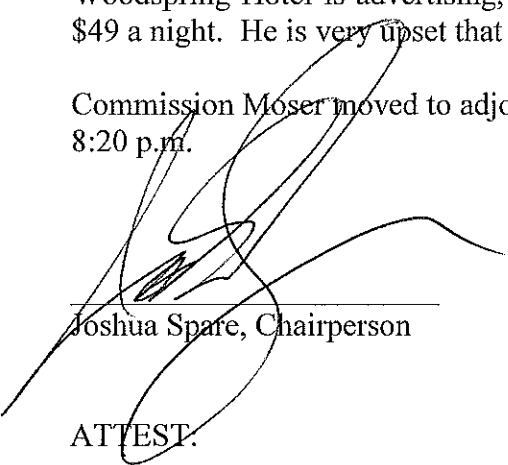
Approved: 8-0

Motion: **carried.**

Commissioners or Citizens Comments:

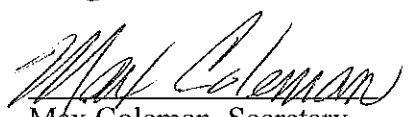
Commissioner Moser said it bothers him when someone stands at the podium and lies to him, Woodspring Hotel is advertising, if you book 5 nights or more or for 7 days the rate would be \$49 a night. He is very upset that the applicant would lie to them about their nightly rates.

Commission Moser moved to adjourn the meeting of October 7, 2019. The meeting adjourned at 8:20 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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