



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 23, 2020**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum, Eric Hedin

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, Tiffany Bull, Assistant City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 5:31 p.m.

AGENDA REVIEW #1 - S201102 - Site Plan – Wolff Multi-Family Phase 2 (City Council District 2). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

Chairperson Connor asked if there was any change to the carports from phase one to phase two. Mr. Tooley stated no.

Commissioner Smith asked if phase one is at full capacity. Mr. Tooley stated phase one is currently under construction. Ms. Smith asked since phase one is still under construction, why the rush for phase two. Mr. Tooley stated that would be a question best suited for the applicant to answer. Ms. Smith asked since the two projects will be two separate complexes, does that mean they will have two different names. Mr. Tooley stated he isn't sure how they will name them, but they do want the two complexes to be separate just in case they want to sell them in the future.

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ITEM #2 -S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay.

There was no discussion on this item.

ITEM #3 - S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 (Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway.

Commissioner Connor asked when the case was first presented. Mr. Lee stated the initial plat was presented back in 2018. Mr. Connor stated he is just concerned with the amount of multifamily units coming into the city.

Commissioner Smith asked was it a cost factor as to why they are not providing the masonry work. Mr. Lee stated he is going to let the applicant respond to that question during the public hearing.

Commissioner Spare stated Grand Prairie seems to be absorbing all the apartments that other surrounding cities aren't allowing. He believes it is going to ruin our traffic and lower the value of our area.

ITEM #4- S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

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Vice Chairperson Moser stated how can this property have an address of 4200 Matthew Rd. and not touch Matthew Rd. Mr. Tooley stated it is part of a larger parcel and the applicant bought a big portion of that parcel and when they come for final platting they get assigned an address that is more appropriate.

Commissioner Fedorko asked if you are on the residential side looking at the wall would the residents see the bushes then the wall or the opposite. Mr. Tooley stated the wall is spaced off 5ft from the property line and the reason for that is because there is a plan for a city walking trail, but it will be the wall and then the trees view from the residential side.

ITEM #5 - Z201102 - Zoning Change – SF-5 at 1609 Ranch Rd (City Council District 6). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road.

Chairperson Connor asked why the area hasn't been looked before now for deficiencies. Commissioner Spare stated that entire area is all private roads and water and asked is the city finally going to take ownership and help the residents that live at this location. Planning and Development Director, Rashad Jackson stated right now financially the staff can't make that recommendation, it is something that council is going to have to look at. Chairperson Connor and Commissioners Moser, Smith and Perez agree with Mr. Spare.

ITEM #6 - Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Lake Ridge Corridor Overlay District.

Commissioner Moser asked if the property has access onto Lakeridge Rd. right now. Mr. Tooley stated that is correct. Mr. Moser asked if he knew who condemned a chunk of property from the owner. Mr. Tooley stated he believes there was right away established with the property owner.

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COVID Meeting Procedures

Rashad Jackson stated meetings will continue via zoom until further notice due to recent spikes and exposures. Mr. Moser asked who the people in the chambers were. Mr. Jackson stated since the meeting was noticed it was going to be hybrid, legal stated we needed to give the applicants the opportunity to speak in the chambers. Mr. Moser stated he had a long conversation with Bill Hills and understands why he decided to make the meetings virtually and is respectful about his decision but wants it noted he is not in agreeance of this decision and believes the public hearings should be still hybrid no matter what the situation is and citizens should be able to make the decision.

Commissioner Perez stated she agreed with Mr. Moser.

Commissioner Smith stated she respectfully disagrees with Mr. Moser.

Briefing adjourn at 6.37pm.

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

COMMISSIONERS ABSENT: 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, Tiffany Bull, Assistant City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:42 p.m. and Commissioner Moser gave the invocation, and Chairperson Connor 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 November 9, 2020.

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CONSENT PUBLIC HEARING AGENDA Item #2- P201105 - Final Plat - Elevation One Six One (City Council District 2). Final Plat for a 322-unit (8 buildings) multifamily development on one lot on 14.449 acres. Elevation Addition, Block 1, Lot 1, 14.449 acres situated in the Friedrich Dohme Survey, Abstract No. 395 and the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within both the SH-161 & I-20 Corridor Overlay Districts, generally located south of Forum Drive, approximately 210' east of SH 161 and west of Robinson Road., specifically addressed as 3800 Robinson Road.

Item #3 – P201106A - Amending Plat - Prairie Ridge Phase 2C (City Council District). An Amending plat for Prairie Ridge Phas 2C. The Final Plat is for 99 lots and 10 non-residential lots on 31.351 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas.

Item #4- P201107 - Final Plat - I30 MacArthur Business Center Addition, Lots 1 and 2, Block 2 (City Council District 5). Final Plat for Lots 1-2, Block 2, I-30/MacArthur Business Center Addition, creating two industrial lots on 5.982 acres. Tract 2, 5.982 acres situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned PD-41, within the IH-30 Corridor Overlay District, and generally located south of eastbound I-30 Service Road between Bagdad Road and Burbank Way, north of Gifford Street.

Item #5- RP201101 – Replat – EpicCentral Phase III (City Council District 2). Replat of Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, creating three lots, dedicating right-of-way and easements, and partially abandoning easements. Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH-161 Corridor Overlay District, and generally located south of Arkansas Lane, north of Warrior Trail, and west of SH-161.

Vice Chairperson Moser moved to approve the minutes, cases P201105, P201106A, P201107 and RP201101.

Motion: Moser

Second: Smith

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

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Nays: none

Approved: 8-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 6- S201102 - Site Plan – Wolff Multi-Family Phase 2 (City Council District 2). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct a multi-family development of 326 units and eight buildings on 13.536 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-377, and within the SH-161 and I-20 Corridor Overlay Districts. The 326-unit multi-family development will be accessible from the main access point on South Forum Drive with an additional exit only drive approximately 500 feet west of the main entry. There is a third point of access, between phases 1 & 2, which is labeled for emergency use only. The Site Plan depicts six four-story residential buildings, internal green spaces, a one-story clubhouse, maintenance building, and a dog park. Other amenities include a pool, fitness center, and entertainment areas.

The applicant is requesting the following variances:

1. Exception from carport standards: Appendix W requires that covered parking have roof supports encased in masonry and roofing material similar to the residential buildings. The applicant is providing no masonry and a metal roof.
2. No pedestrian connection with Phase 1: PD-377 requires at least one concrete pedestrian path connection point shall be provided between each phase. The applicant is providing no connections.

The Development Review Committee (DRC) recommends approval.

Chairperson Connor asked if they are wanting to be looked as 2 separate units but only judged as one, why look or treat them separately. Mr. Tooley stated Phase one was approved with the same conditions before, but they are two apartment complexes. Mr. Connor asked if the applicant is here to speak on it. Mr. Tooley stated yes.

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McKenzie Darr, 1305 Dexter Ave North Seattle WA 98109, stepped forward and represented the case, she stated this is phase two of a two phase planned development. Phase one is currently under construction and excited to have this opportunity with phase two to expand their relationship with the City of Grand Prairie. Phase one and phase two will be two separately marketed projects separately meeting the UDC requirements for parking, amenities, landscaping etc. Phase one is called Copeland and has the same building form but different color and separate use of form. Phase two will have a separate name and have not yet engaged their asset management and marketing team because it is the beginning stage of this project. They do find when you have a masonry block around the carport support beam it can make it harder for someone to park a truck or a SUV directly adjacent to that support post, which would either require they potentially have narrower parking stalls or rearrange the site plan in a way that causes them to lose some parking stalls. They feel like maintaining that design parking for residents is important to do.

Mr. Connor asked why not widen the parking spaces to eliminate the issue of stone columns. Ms. Darr stated currently they are meeting the parking spaces city requirements and if they were to encroach the column of the carport to widen the parking spaces, they would either need to remove some landscaping or the total parking count to provide that additional space but the carport post as they are without the masonry enclosure are slightly narrower so you don't run into the same issues because they can sit along that paint strip. Mr. Connor stated he has several concerns that once phase one and phase two are completed they will have 600+ total units. Ms. Darr stated that is correct, phase one has 336 units and phase two has 326 units. Mr. Connor stated he wants to understand why they want to separate the two units. Ms. Darr stated the two projects have the same general building form as the same roofline and accent colors, but they have different stones. At the end they are two visual distinct projects that have continuity.

Commissioner Smith asked if they have similar projects anywhere else. Ms. Darr stated yes in Issaquah, Washington called Revel Issaquah.

Commissioner Spare asked timeline on when each phase would be sold. Ms. Darr stated it all depends on the market conditions but usually when they are fully running and occupied. Mr. Spare asked by separating the two units is it easier to sell. Ms. Darr stated yes, to preserve their options.

Vice Chairperson Moser asked if there will be connecting parking connection between the two units. Ms. Darr stated it will be only for emergency situations where the fire department would need to access.

Commissioner Connor asked will the two units be gated or have security at all time. Ms. Darr stated yes, they would be gated, and it would have a video/intercom entrance at the gate to allow guest in at all hours.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201102 per staff recommendations.

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Discussion:

Vice Chairperson Moser offered an amendment to require them to supply masonry supports for the carports and do not want them to reduce parking at all or impact their landscaping.

The action and vote recorded as follows:

Motion: Smith

Second: Moser

Ayes: Smith, Moser, Spare, Connor, Fedorko, Perez, Hedin

Nays: Coleman

Approved: 7-1

Motion: **carried.**

Item # 7-S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay.

Mr. Lee stated the applicant intends to construct a 209,424 sf. office/warehouse building on 12.13 acres. The proposed site consists of two undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses. 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 proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the eastern portion of the site facing truck court. The overhead truck docks are located on the east side of the building and faces east. The building is speculative and will be developed without specific tenants. The site will be accessible from a commercial drive off W. Shady Grove Road with a 24' fire lane and access easement looping around the facility. The 24' fire lane and access

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drive shall serve 42 east orientated overhead dock doors along with 49 tractor trailer parking spaces. No variances requested.

The Development Review Committee (DRC) recommends approval.

Tyler Bushong stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201103 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: none

Approved: 8-0

Motion: **carried**

Item # 8- S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 (Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway.

Mr. Lee stated the applicant intends to construct a multi-family development on 18.97 acres. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use. 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. In addition to the UDC, this site shall comply with recently adopted Planned Development-405 and accommodating Concept Plan (Z200903/CP200901). The applicant intends to develop 18.97 acres for multi-family use. The Site Plan includes 276 multi-family units in 12 residential buildings and one leasing/clubhouse building.

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The property includes an existing pond, adjacent to pergola and outdoor grilling area. Other amenities include two pet parks and a pool adjacent to the clubhouse. Primary access to the site is being provided by a fully divided 52 ft.-access drive connecting to Sarah Jane Parkway. A proposed secondary, emergency access point is located approximately 220' to the south of primary access drive.

VARIANCES:

1. The applicant is requesting a variance to UDC Article 8, Landscape and Screening Subsection 8.10.2 requiring the construction of a 'Type 2' perimeter decorative fence of wrought iron construction with masonry columns a maximum 24 feet on center.

The Development Review Committee (DRC) recommends approval of the proposal with the following conditions:

1. The perimeter fence shall include masonry columns; and
2. The applicant shall provide the required shrubs. Prior to the City Council meeting, the applicant shall revise the landscape plan to include the shrubs and submit the revised plan to staff.

Commissioner Smith asked doesn't the 2018 Comprehensive Plan limit a number of family units going up. Mr. Lee stated some of these planned developments have vested multifamily rights along with commercial rights in these older PD's. Ms. Smith stated she has concern of having too many apartments in a concentrated area. Planning Director, Rashad Jackson stated City Council and the city manager's office are aware of units coming in. They have been informed any new proposals to rezone or rezone specifically for commercial to multi family is a no go. They are welcomed to submit or propose what they like but moving forward the vested ones they will be developed. New Comprehensive Plan will address all these concerns.

Commissioner Spare thanked Mr. Jackson for addressing their concerns but went on to say we can't continue to allow the same number of apartments to the south. Grand Prairie should learn from other cities mistakes like Arlington and it could hurt our city in the long run. He believes if we are patient better things will come. By adding more apartments, it will cause more traffic and lower our taxes and he cannot continue to vote yes on any more apartments because they are wrong for Grand Prairie.

Chairperson Connor stated he agrees with Commissioner Spare on putting a halt on multi family and asked what they can do to recommend or not deny cases. Mr. Jackson stated once the zoning is vested as long as the developer meets the requirements, they have the right to allow use. Moving forward we have the right to let them know we are full.

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Vice Chairperson Moser stated he wanted to back up Mr. Jackson and Mr. Lee's statement and let the system work the way it's supposed to.

Commissioner Spare stated since applicant is asking for variances it means they aren't meeting the requirements. Wants to make sure they don't make the same mistake with the land that is left.

Jason Pyka, Manhard Consulting, 12225 Greenville Ave Ste 1000 Dallas TX 75243, stepped forward and represented the case.

Chairperson Connor asked why they are requesting a variance on the columns but not for the rod iron. Mr. Pyka stated because the soil in Texas has a lot of movement. This is a new prototype they are going with that allows landscape around it and long-term maintenance seems to be better without it.

Fredrick Hood, W134N8675 Executive Pkwy Menominee Falls, WI 53051, stepped forward and represented the case, he stated he wanted to provide additional information on the variance for the fence. They decided to follow the UDC on the height for the entire perimeter. They have used this fence across 91 communities and just want it to look good.

Commissioner Moser asked if it would get approved without the variance, can he assume he would be willing to put the masonry columns. Mr. Hood asked that they limit the masonry columns to the frontage along Sara Jane Pkwy and listed his reasons. Mr. Moser stated seems reasonable.

Commissioner Smith stated she agrees with Commissioner Moser.

Mr. Hood asked could they also look at going from 30-foot centers to 50-foot centers.

Commissioner Coleman stated he doesn't agree with changing the distance because if they can agree to masonry towards, they front they can tighten it up for ascetics purposes.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case S201104 per staff recommendations and no modifications.

Commissioner Moser stated he doesn't agree with Commissioner Spare motion we shouldn't require them to put masonry columns on a flood plain, but he won't vote against it.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko

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Nays: Hedin

Approved: 7-1

Motion: **carried**

Item # 9- S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct two office/warehouse buildings on 7 acres. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses with buildings exceeding 50,000 square feet. 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. In addition, 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 proposal includes two rear-loaded office/warehouse-buildings along Bardin Road. Building 1 is intended to house the applicant's technology business along with headquarters. Building 2 is speculative and is being developed without a tenant in mind.

- Building 1 is 31,450 square feet. 20,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off West Bardin Road and includes a southwest-facing truck dock with 10 overhead doors.
- Building 2 is 52,000 square feet. 42,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off of West Bardin Road and includes a southwest-facing truck dock with 12 overhead doors.

The Development Review Committee (DRC) recommends approval.

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Chairperson Connor asked are they providing less than 30% trees. Mr. Tooley stated only 9% would be saved.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201105 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: none

Approved: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z201102 - Zoning Change – SF-5 at 1609 Ranch Rd (City Council District 6). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road.

Mr. Tooley stated the applicant is requesting a zoning change of an existing 0.43-acre lot located within the Matthew Road Mobile Home Estates from Agriculture (A) District to Single Family-Five (SF-5) District, which is necessary to allow a site built home to be constructed and occupied at this location. The applicant proposes to build an approximately 3324 sq. ft. four-bedroom, four-bath home with an attached 911 sq. ft. three-car garage and 743 sq. ft. backyard porch for a total building footprint of 4,978 sq. ft. The applicant is seeking a zoning change from Agriculture (A) District to Single Family-Five (SF-5) District to allow for the construction and occupancy of a detached site-built home. A detached single-family home is permitted in the Agriculture (A) District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture (A) District. However, if the property is rezoned to Single Family-Five (SF-5) District, the property and home will meet the minimum

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density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows:

Sewer System - A site-built house will need to provide a sewer system that meets the requirements of the Environmental Services Division. A new septic system will need to be installed that can easily handle a larger home on the property.

Water Source - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home park and the water system is serviced by one water well drilled in 1972. The water system is not monitored by the City, but by the Texas Commission for Environmental Quality (TCEQ).

Adequate Access - The subject property is accessed via Ranch Road, a 60-ft. prescriptive easement. This roadway is maintained, at a very minimal level, by individuals within the Matthew Road Mobile Home Estates community.

Although staff does not want to prevent the redevelopment of the area, the Development Review Committee (DRC) recommends denial due to the life safety and infrastructure issues noted.

Should the zoning change be approved, staff recommends the following conditions:

1. Approval of the use for a new septic system and safe removal of any existing system.
2. Property platted before the issuance of building permits.

Commissioner Coleman asked when the city takes property in and incorporates it does it have any legal obligations to supply water/sewer. Deputy City Attorney Mark Dempsey stated on this case everything is privately owned and the city doesn't have any service on this property, but nothing prohibits the city if the owners donates the streets to the city. Mr. Coleman asked then why this case must come before our board to approve if it is private. Mr. Dempsey stated the city still has zoning authority.

Commissioner Perez asked do residents pay city taxes and if that is the reason for the jurisdiction. Mr. Jackson stated the property is within city limits and this was an existing development annex many years ago and area has deteriorated to the point where from a life safety point it is the cities duty to make certain it is safe to build on the property. His idea is to present this proposal to the CIP and they need participation from property owners.

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Commissioner Spare asked can an owner put a mobile home on their property. Mr. Jackson stated it depends on how long it has been vacant and must meet acre requirements. Mr. Spare stated the city is willing to stop an owner to build homes on their own property but would approve apartments and doesn't agree with it. Appreciates Mr. Jackson pushing this issue forward.

Commissioner Moser asked it is a mobile home park and why can't the city require for the owners to fix it up. Mr. Jackson stated it is privately owned and the city took it in that way.

Myria Gonzalez, 302 Sparks St. Grand Prairie TX 75051, stepped forward and represented the case, she stated she is aware of the property conditions and she bought the property to build a custom home on it. She is fine with the conditions and hopes one day the city will take over it.

Commissioner Fedorko asked he hopes to draft a motion to address these issues and wanted to know how to word it for recommendation to Council. Mr. Dempsey stated all they can do is put it an item on the agenda for future discussion. Mr. Spare asked can they comment on the cities recommendations to fix conditions. Mr. Jackson stated staff will relay concerns and comments to council.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: none

Approved: 8-0

Motion: **carried**

Item # 11- Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Lake Ridge Corridor Overlay District.

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Mr. Tooley stated the purpose of the request is to rezone the subject property from Single Family-One Residential District (SF-1) to Commercial District (C). The current owner does not live on the property and intends to sell within the next year. Mrs. Raley is having it rezoned to align with other development along Lake Ridge Parkway, along with raising the prospects of selling to a future developer. The current and future owners must follow Article 6, 8, and 10 of the Unified Development Code for all future commercial development. Since there is an existing single-family structure on the property, the rezoning will transition the home from conforming to legally nonconforming status.

The Development Review Committee (DRC) recommends approval with conditions:

1. No commercial access will be allowed to/from Ernie Lane.

Commissioner Coleman asked what is wrong with resident wanting to put property for sale. Mr. Tooley stated it is up to the residents and the zoning is concurrent with the future land use. The owner is requesting zoning change in place before she sells it.

Commissioner Fedorko stated he worries about neighbors that also bought their lot for residential purposes. Mr. Tooley stated staff views this as conformant with future land use for commercial and a masonry screening will be put in place when commercial comes in. Mr. Fedorko stated if he is correct this is all meant to transition into commercial zoning and if so, they will need access thru Ernie Ln. Mr. Jackson stated the entire area will need to be reevaluated. Mr. Fedorko stated he wonders if it is fair for the property owners.

Commissioner Moser stated the dam break is that they made Lakeridge to Hwy 161 and it is unfortunate and sad for the owners, but things happen.

Commissioner Smith stated if other property owners were concerned, they would have come forward with their concerns.

Jennifer L Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, she stated she has lived on that property since her son was five years old and he is now 35 yrs. old. It was unfair when the city built the highway around her property. She likes Grand Prairie, but she would like to sell it to a commercial developer.

Commissioner Moser thanked Ms. Raley for coming and understand her and believes she should have her land use the way she wants to use it.

Commissioner Spare asked if they can modify motion to allow what is being requested without a use for a hotel. Mr. Dempsey stated no, it isn't like a SUP. Mr. Jackson stated you can on a planned development, but this is straight zoning.

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David Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, he stated the street is very noisy and it would be better off as a commercial development.

Ms. Raley stated she just wants to be able to sell her property. Mr. Connor stated she can sell to whomever she wants and agrees no need for anymore storage units, apartments etc.

Commissioner Coleman asked if rezoned to commercial will the property taxes go up and is she aware of it. Mr. Jackson stated once it is reappraised, they will go up. Ms. Raley stated she is aware.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201103 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: none

Approved: 8-0

Motion: **carried**

Item # 12- CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.

Ms. Ware stated the applicant intends to construct a multi-family development on 15.91 acres. The Unified Development Code (UDC) requires City Council approval of a Concept Plan for Planned Development Districts. The subject property is zoned PD-20 which was approved without a Concept Plan. Concept Plans are designed to expedite the development process by working out site design issues prior to design of a project and assuring compliance with the Comprehensive Plan.

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Project Update

At its November 9, 2020 meeting, the Planning and Zoning Commission tabled this item. Since that time, the applicant has revised the plan to include an additional access point off the I-20 frontage road and add 22 parking spaces.

The proposal is an example of Hybrid Housing, also known as build-to-rent homes, which combines elements of traditional single family and multi-family development. Hybrid Housing includes a mixture of detached and attached units on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity. The Concept Plan depicts 142 units at a density of 8.9 dwelling units per acre. The 15.91-acre site is accessible from Dechman Drive. A second access point for emergencies and exit only is off the I-20 frontage road. The office, fitness center, and pool are located at the entrance.

Staff suggested that the applicant try to adhere to the hybrid housing requirements if at all possible. The applicant has submitted the attached concept plan. Noting the applicants vested rights, the Development Review Committee (DRC) generally supports the request.

Commissioner Moser asked does TX DOT have to approve second point of access. Transportation Planner Brett Huntsman stated yes, they would need to get a TX DOT permit. Mr. Moser asked is it likely for TX DOT to allow it. Mr. Huntsman stated yes. Mr. Moser asked if approved with the second access would the developer still sprinkler the entire site. Ms. Ware stated yes to her understanding.

Phillip Thompson, 6735 Salt Cedar Way Frisco TX, stepped forward and represented the case, he stated all units would still be sprinkled.

Commissioner Moser asked have they talked to TX DOT about the second entry. Mr. Thompson stated they worked on it thru staff. Mr. Moser asked did TX DOT state it is acceptable to them. Mr. Thompson stated per his understanding yes. Mr. Huntsman stated staff doesn't speak for TX DOT and the developer will have to get separate approval.

Commissioner Fedorko asked if they grant request and TX DOT says no to the second access can they still build with only one entry point. Mr. Huntsman stated process can vary on the amount of time it takes to meet with TX DOT. They can write a letter of support, but it depends on TX DOT. Mr. Dempsey stated this is really the concept plan stage also. Mr. Thompson stated if second entry wasn't permitted, they would have to ask for a variance during the site plan. Mr. Jackson stated that is correct. Mr. Thompson stated he has heard all the concerns and is happy to put in second entry.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case CP200801 per staff recommendations and the amendments stated in motion from meeting on 11/09/2020.

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The action and vote recorded as follows:

Motion: Moser

Second: Smith

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

Nays: Spare

Approved: 7-1

Motion: **carried**

Item # 13- TA201101 – Text Amendment – Article 9: Sign Standards. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district.

Ms. Ware stated the purpose of this request is to amend the required approval process for murals within the Central Area (CA) zoning district. The City of Grand Prairie's Community Revitalization Unit manages a downtown mural program. This amendment will align the Unified Development Code (UDC) with the Community Revitalization Unit's efforts and streamline the approval process by designating the Community Revitalization Unit as the approval authority for murals in the Central Area (CA) zoning district. This amendment also clarifies the mechanism for approval - either through a contract between the building owner, artist, and the City of Grand Prairie Community Revitalization Unit or by registering the mural with the Community Revitalization Unit.

Commissioner Moser stated he really likes the murals and asked who is GPRU. Ms. Ware stated it is Rita Heed and Andrew Fortune. Mr. Moser asked if all you must do is register your mural with the city and pay for it yourself because he thought it had to get approval by the city. Ms. Ware stated that is correct, you don't have to get permit thru building inspection, all you must do is coordinate with Rita or Andrew.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case TA201101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

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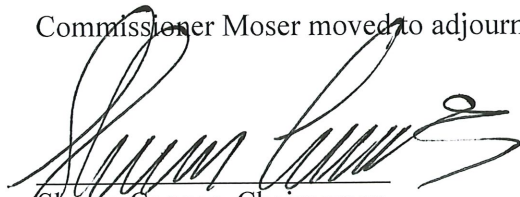
Ayes: Smith, Spare, Connor, Perez, Moser Fedorko, Hedin

Nays: none

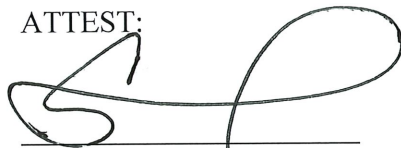
Approved: 7-0 with Max Coleman abstaining

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 9:18 p.m.


Shawn Connor, Chairperson

ATTEST:


Cheryl Smith, Secretary

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

Briefing: