

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 24, 2020**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planning Tech, 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, commissioner Fisher 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 February 3, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200203 - Final Plat - Avilla Traditions, Lot 1, Block A (Commissioner Connor/City Council District 4). Final Plat for Avilla Traditions, Lot 1, Block A. Tracts 5 and 5A, E. Roland Survey, Abstract 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and generally located at the northwest corner of S Great Southwest Pkwy and S Forum Dr. The consultant is Mike Martinie, Spiars and Engineering and the owner is Jason Flory, NexMetro Communities.

Item #3-RP200202 - Replat - Farmers Industrial Addition, Lot 6-R, Block 3 (Commissioner Fisher/City Council District 1). Replat of Lot 4-R and Lot 5-R, Block 3, Farmers Industrial Addition, to create one lot for industrial development. 4.7 acres out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas. Zoned LI, Light Industrial in the SH 161 Corridor Overlay and addressed as 1205 and 1207 Farmers Road, Grand Prairie, Texas.

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The agent is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial.

Item #4-S181009A - Site Plan - Creekside at Grand Prairie (Commissioner Connor/City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to Site Plan originally approved as Luxe at Grand Prairie consisting of 315 multi-family units for the purpose of increasing unit count to 318 units and expanding the overall building footprint by 25,153 square feet. 23.387 acres in the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas (plat approved as Lot 1, Block 1, Creekside at Grand Prairie Addition). Zoned PD-378 in the IH-20 Corridor Overlay District, generally located south of Bardin Rd. approximately 700 feet east of the intersection of Bardin Rd. and S Great Southwest Pkwy. The consultant is Jason Pyka, Manhard Consulting and the owner is Igor Krivoruchko, Luxe at Grand Prairie.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200203, RP200202, and S181009A.

Motion: Connor

Second: Moser

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 - Z200203 – Zoning Change – Civic Campus and Calvary Baptist Church (Commissioner Moser/City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a zoning change from Single Family-Four (SF-4), General Retail (GR), and Two Family (2F) to Central Area (CA) zoning district. Lots 1-14, Block B2, Lots 1-6, Block C3, Lots 8-14, Block E5, Lots 1-8, Block H8, Lots 1-4, Block J9, Lots 5-8, Block K10, W.H. Thomas' Second Addition; Lots 1-2, Block 229/A1, Thomas Second Revised; Lots 7-11, Block D, JD Duncans Chase; Lots 1-2, Block B, Chase; All of that tract of land described to the City of Grand Prairie in Volume 91135, Page 2216, situated in the McKinney and Williams Survey, Abstract No. 1003; City of Grand Prairie, Dallas County, Texas. Located at 406-526 W Church Street, 300 W Main Street, 310 College Street, and 400 College Street.

Ms. Ware stated the purpose of the request is to rezone properties to Central Area District. On November 6, 2007: City Council approved a text amendment creating a Central Business District Overlay with four sub-areas. The subject properties are within Central Business District No. 2, which is historically the cultural core of Grand Prairie and is projected as a Mixed Use area

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including residential units above retail and commercial uses. On January 14, 2020: The City of Grand Prairie initiated a development request to rezone the subject properties to Central Area District. On February 18, 2020: Staff met with Trustees of Calvary Baptist Church to review the proposed zoning change. On February 19, 2020: Trustees of Calvary Baptist Church submitted a letter of support for the proposed zoning change. The 2018 Comprehensive Plan's Future Land Use Map designates this area as Mixed Use. Mixed Use areas are intended for a mixture of non-residential and residential uses that are oriented around the pedestrian. The subject properties are also within the study area of the 2019 Downtown Master Plan. The purpose of the Downtown Master Plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed zoning change is consistent with the Comprehensive Plan and the Downtown Master Plan. The Development Review Committee recommends approval.

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

Chairperson Spare read the following letter into the record; Dear Mr. Chairman and Commission Members, Trustees of Calvary Baptist Church have reviewed the proposed re-zoning of our properties. We are supportive of the rezoning as presented to us by Ms. Ware. Let me emphasize that we do not currently have any plans for new development on our existing properties. We will be celebrating our 85th year of the founding of our church on March 15th. All of you are invited to attend our service. We request that this letter be read into the minutes of your Meeting. Sincerely, Lynn Motley, Deacon, Trustee and Chairman of the Board Calvary Baptist Church.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200203 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 - Z060601A – Zoning Change – Planned Development Amendment – Greenway Trails (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for 384.267 acres out of the J. Lawrence Survey, Abstract No. E616 and the S.M. Blair Survey, Abstract No. E135, City of Grand Prairie, Ellis County, Texas, zoned PD-322. The purpose of the request is to

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adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The property is generally located east of SH-360, north of US 287, west of F.M. 661 and south of Joe Pool Lake.

Mr. Jones stated the purpose of the request is to adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The amendment does not change the approved uses on the property, but removes the TND elements from Phase 5 in favor of contemporary homes on 62' and 72' lots. The developer further requests that since the TND homes required 100% non-front entry garages, that the homes within that phase be allowed the same percentage of front-entry garages as the other phases in the PD. The applicant is proposing that the over percentage of non-front entry garage units required go from 58% under the existing scheme, which included TND lots, to 39%, which will remove TND lots. The ability to develop the TND lots conceived in the original PD was severely hampered by two factors that occurred between 2006 and 2016: the construction of two gas wells and an associated fracking pond, and the extension of a water service line by TRWD. Since TND development relies on clustered blocks of homes in a predominantly grid-like street pattern to achieve walkability, the construction of the gas wells and water line had a devastating effect on the layouts that were achievable at the time these facilities were put in place. The subsequent approval of a preliminary plat showing lots arranged around the facilities altered the vision of the approved concept plan. While these modifications call into question the viability of a TND-style development in this lot configuration, staff believes that the subject of garage orientation in a separate matter from lot and street configuration. Under the PD, more than half of all lots were required to be non-front entry. Were the percentage of non-front entry garages kept the same for 60-69 and 70+ foot lots, the overall percentage of non-front entry garages would fall by nearly 20% due to the loss of the 330 TND lots. The applicant proposes to offset this reduction by increasing the percentage of non-front entry garages on 60-69 foot lots by 20%, bringing the total percentage across the PD to 50% non-front entry garages. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z060601A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

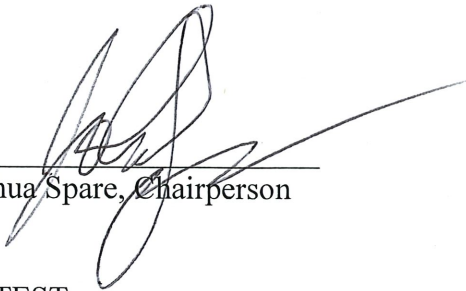
Approved: 9-0

Motion: **carried.**

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Deputy City Manager Bill Crolley noted several citizens present in regards to the Grand Oaks zoning case. Mr. Crolley stated the case was not on the agenda for discussion nor was it ready to move forward, but once the case is ready staff would re-notify the case.

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 6:42 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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