



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 9, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, 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 Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 24, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Item #3-RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161.

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The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

Item #4-S190602A – Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200301, RP200302, and S190602A.

Motion: Connor

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #5- S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

Mr. Jones stated the applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any 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 zoned PD-19 and is within the ID-20 Overlay District. There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the Unified Development Code. The property is subject to density and dimensional requirements in

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Article 6 of the Unified Development Code. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees. The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The applicant proposes to construct two 16-foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet. All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings. Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage. The applicant is not providing covered walkways along the sides of the office building. The applicant requests to exceed the required parking by 5 spaces for the office building.

Mr. Jones stated the Development Review Committee recommends approval with the following conditions:

- Pave all access drives per city specifications;
- Provide masonry on all building facades that are visible from IH-20 main-lanes or frontage road or screen with vegetation that metal facades are not visible.

Commissioner Connor asked about the covered walkways. Ms. Ware stated the covered walkways are a requirement.

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

Rodney Debaun, 2935 S. Belt Line Road, Grand Prairie, TX stepped forward representing the case. Mr. Debaun stated this would be their new office they are proposing to use a flat road base, not gravel, where the two storage metal buildings are located concrete at this location would not be feasible.

Chairperson Spare asked if they would be providing screening at this location. Mr. Debaun replied yes, they would be using landscaping as screening, they are improving the area to what used to be there they are proposing a very nice looking building. Mr. Spare asked Mr. Debaun to address the window percentages. Mr. Debaun stated he has spoken to the Mayor and other staff members regarding the window requirements, you cannot add a lot of windows to a small building. Mr. Spare asked what about the covered walkways. Mr. Debaun stated they would be constructing a covered porch and asked if this could account for a covered walkway.

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Dwight C. Germer, 1040 Kaylie Street, Grand Prairie, TX stepped forward in support of this request with modifications. He would like to see more entrances and exits off Westcliff Road and for the property not be elevated/raised, because he does not want people looking into their yards, he would also like to see proper landscaping, all he is asking for are some major improvements to the area.

Commissioner Smith asked if he has had any discussion with the builder on the entrances and exits. Mr. Germer stated he has spoken to staff about his concerns.

Transportation Planner Brett Huntsman stated the entrances and exits do meet the city's spacing requirements, Westcliff at the moment is to be utilized as a two-lane road.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200302 as presented, allowing a base press paving where the metal storage buildings are located and landscaping be allowed as screening. The action and vote being recorded as follows:

Motion: Hedin

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

Chairperson Spare stated the following case would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #6 - CPA190604 – Comprehensive Plan Amendment-Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

Item #7-Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

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Chief City Planner David Jones presented the case reports and gave a Power Point presentation. The purpose of the request is to amend the Future Land Use Map from Open Space/Drainage to Medium-Density Residential so that the FLUM is consistent with a development proposed at this location. 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, including: Encourage targeted revitalization efforts in mature neighborhoods; Encourage infill development in areas with existing infrastructure; Achieve a broad housing selection for a diverse population; Provide housing options that serve the needs of the population throughout the stages of their lives. The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While most of the golf course does sit within a floodplain, it is not in a natural state. Amending the designation to Medium-Density Residential would facilitate the reuse of an underdeveloped site on into alignment with its potential, as well as alignment with neighboring development consisting of varying densities of residential uses. Should Council determine that the change is warranted, DRC recommends that it be subject to the following condition: Construction within the current floodplain shall be permitted consistent with requirements for development within the floodplain.

Mr. Jones stated the purpose of the zoning case is to create a planned development district to facilitate the development of for-sale residential units on the site of the former Grand Oaks clubhouse and tennis courts. Legal counsel for the applicant have submitted a written statement taking the position that the golf course does not qualify as a subdivision golf course under Sec. 212.0155 of the Texas Local Government Code. The applicant intends to construct 29 detached single-family homes and 30 townhomes on approximately 9.4 acres. Per SF-T standards, the unit minimum sizes would range from 1,150 square feet, up to 30% of units, to 1,300 square feet, minimum 70% of units. The Concept Plan depicts units ranging from 1,800 to 3,000 square feet. The Concept Plan depicts 13 open space lots and the private street. The Concept Plan depicts a single point of entry from Country Club Drive. This is acceptable so long as no more than 30 of the units are unsprinklered. This entrance will continue to be utilized for the golf course, which will remain open. A portion of the existing parking accommodated by the lot in front of the former clubhouse will be shifted to the east near the existing maintenance barn. The number of spaces shown for the golf course is double what is required for the club house but is roughly half of the requirement for an 18-hole golf course. The existing parking area contains approximately 196 parking spaces. The Concept Plan also depicts guest parking for the townhomes, and each home will have a two car garage with tandem parking in the driveway. As the circulator street doubles as a fire lane, a condition of approval is that tandem parking be adequate for a standard sized vehicle. The property is currently zoned PD for a Golf Course/Country Club but was originally zoned for residential. The former clubhouse is roughly 11,500 square feet with a restaurant, and was in the

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past used to host large events. The applicant submitted a Traffic Assessment in April that found there would be no significant traffic impacts from the development and that the Level of Service of existing roadways would stay roughly the same as current conditions. The proposed development does not meet the traffic generation threshold for a full Traffic Impact Analysis. The current PD authorizes only the golf course and country club uses. The proposal would add a base zoning district of Single-Family Townhome which would allow for single-family detached and townhome uses only for the area depicted on Exhibit A.

Mr. Jones stated as of March 6th, five property owners, four on Racquet Club Dr. and one on Green Hollow Dr., have submitted written opposition to the request. Staff has also received several phone calls from surrounding residents expressing verbal opposition. If the zoning is approved, the applicant will need to have the following approved prior to beginning development: Preliminary Plat showing final lot configuration and proposed drainage, detention, and flood plain; Final Plat showing proposed easements based upon final engineering design, lowest floor elevations of all residential lots, and flood plain boundaries after reclamation. Coordination with FEMA and neighboring jurisdictions is required to receive a floodplain development permit. If Council wishes to consider additional uses in this PD, the Development Review Committee recommends that the following conditions be included:

1. Common areas shall be maintained by an HOA established at the time a final plat is filed;
2. That no attached single family dwellings shall be permitted in any portions of the site bordering existing single-family homes;
3. That in portions of the site bordering properties with existing single-family homes, there shall be a minimum lot size of 5,000 square feet;
4. Construction of future parking areas within the current floodplain shall be 1 foot above the base flood elevation, and must be permitted consistent with requirements for development within the floodplain;
5. Adequate parking shall be maintained for clubhouse throughout the construction of the townhomes to prevent cars from using Racquet Club Drive for parking.
6. Back yard fences that are parallel to open space areas or sidewalks should be constructed of wrought iron;
7. Parking, landscaping, and appearance of townhomes must conform to Section 3.IV "Amenity and Design Standards for Townhouse Development" found in Appendix W;
8. No more than 30 units shall be constructed without in-unit sprinkler systems for fire suppression;
9. To prevent parking in the fire lane or on a public street, each townhome unit shall provide tandem parking equal to 20 feet of depth between the face of the garage and the fire lane.

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Chairperson Spare asked with no sidewalks, how would someone walk to the overflow parking lot. Mr. Jones stated the development would have some walking trails that could be utilized. Mr. Spare stated the width of the roads are a very concerning. Transportation Planner Brett Huntsman stated the roads are considered private streets and no one would be allowed to park along the street, because of the fire lanes. Mr. Spare asked if the width of the street is adequate for emergency vehicles. Mr. Huntsman replied yes.

Chairperson Spare stated he would be reading the names of the speaker cards in support of this request, but did not wish to speak.

Bob Miller
Nile Smith
Christopher Dunn
Rick Mai, 617 Forestridge Lane, Sunrise Beach, MO
Jo Lene Mai, 617 Forestridge Lane, Sunrise Beach, MO
Tommy Garrett, 3625 Park Ridge Drive, Grand Prairie
Jared Wright, 837 Country Club Place, Grand Prairie, TX
Laura Villa, 905 Bonham Street, Grand Prairie, TX
Alejandro Gutierrez, 4455 W. Illinois Avenue, Dallas, TX
Jesse Lopez, 3305 S. Edelweiss Drive, Grand Prairie, TX
Lupe Lopez, 3305 S. Edelweiss Drive, Grand Prairie, TX
Joseph R. Anderson, 3831 Club Crest Court, Grand Prairie, TX
Britney McNeely, 3881 Club Crest Court, Grand Prairie, TX
Dyanm Adair, 3831 Club Crest Court, Grand Prairie, TX
Kevin Smith, 2610 Jewell Drive, Arlington, TX
Deborah Hastings, 1317 Tanbark Court, Grand Prairie, TX
Kenneth Hastings, 1317 Tanbark Court, Grand Prairie, TX
Jacob Mai, 3502 Las Colinas Blvd., Irving, TX

Chairperson Spare read the names of those in opposition, but did not wish to speak.

Betty Rahe, 3713 Green Hollow, Grand Prairie, TX
Diane Nolen, 817 Country Club Place, Grand Prairie, TX
Mike & Sally Richardson, 821 Country Club Place, Grand Prairie, TX
Sue Harris, 3610 Racquet Club, Grand Prairie, TX
James & Debbie Beaudin, 3522 Racquet Club, Grand Prairie, TX
Linda Bishop, 3717 Green Hollow Drive, Grand Prairie, TX
Rob Farquhar, 3638 Green Hollow Drive, Grand Prairie, TX
Derf Pribble, 3710 Ridgewood Drive, Grand Prairie, TX
Barbara Burnaugh, 3638 Park Ridge Drive, Grand Prairie, TX

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Susan Kemp, 3629 Park Ridge Drive, Grand Prairie, TX
Mary Brown, 3726 Green Hollow Drive, Grand Prairie, TX
Eugene R. Davies, 3714 Ridgwood Drive, Grand Prairie, TX
Linda Lankford Watley, Dennis Waltey, 1020 Kaylie, Grand Prairie, TX
Yelena M. French, 3634 Ridgewood Drive, Grand Prairie, TX
Emilie Lopez, 3634 Ridgewood Drive, Grand Prairie, TX
Stanley Chambers, 3605 Racquet Club Drive, Grand Prairie, TX
Nicholas Watson, 805 Country Club Place, Grand Prairie, TX
Joel Gonzalez, 3626 Green Hollow Drive, Grand Prairie, TX
Cliff White, 805 Country Club Place, Grand Prairie, TX
Alma Gonzalez, 3626 Green Hollow Drive, Grand Prairie, TX
Brenda L. Guerra, Albert Guerra, 3630 Oakmont Drive, Grand Prairie, TX
David Cook, 3605 Ridgewood Drive, Grand Prairie, TX
Karen Wiegman, 3730 Green Hollow Drive, Grand Prairie, TX
Ralph Wiegman, 3730 Green Hollow Drive, Grand Prairie, TX
James Lawson, 809 Country Club, Grand Prairie, TX
John M. Williams, 3717 Ridgewood Drive, Grand Prairie, TX
Wayne & Carla Caldwell, 3725 Ridgewood Drive, Grand Prairie, TX
Charles Bishop, 3717 Green Hollow Drive, Grand Prairie, TX
Brice Rodrigues, 1046 Kaylie Street, Grand Prairie, TX
Pam Chambers, 3605 Racquet Club, Grand Prairie, TX
Angela Giessner, 3642 Green Hollow Drive, Grand Prairie, TX

Mr. Jones noted a petition with 19 signatures in support was submitted to staff.

Luis M. Salcedo, 401 College Street, Grand Prairie, TX, stepped forward representing the case. He stated staff has reviewed the plans along with the Fire department they are in support of this case. He said the HOA would be the ones controlling the parking to make sure no one parks along the fire lanes.

Chairperson Spare said what about the homeowners needing to park at the overflow parking lot how would they get there with no sidewalks along the street. What if the golf course has a special event where would those people park?

Commissioner Connor stated his major concern is the narrow streets and not having sidewalks.

Rik Adamski, 701 Commerce Street, Dallas, TX, stepped forward in support of this request. He stated the overflow parking would be shared parking, if there is a party or a golfing event this is where they would park. The club house is small it would only fit about 10 to 20 people therefore the parking should not be an issue.

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Shawn McNeely, General Manager of the Grand Oaks Golf Club, stated they no longer have parties at their club house, but do hold golfing events, their capacity is about 56 people so 98 parking spaces is adequate. The golf course is not a Country Club anymore where you come swimming and play tennis that is no longer available.

Commissioner Connor asked what is their weekend average on golfers. Mr. McNeely stated on a good weekend they have around 200 golfers.

Commissioner Coleman asked if any of the golfers bring their own golf carts. Mr. McNeely replied no, they do not bring any onsite.

Commissioner Perez asked if the homes and townhomes would be marketed as part of the golf course. Mr. McNeely replied yes.

Commissioner Smith stated she likes the community, but does not like not having sidewalks and asked if the community would be gated, because safety is a major concern even if they have an HOA sometimes it can be hard on an HOA to address all of the issues.

Commissioner Connor said if he was to live there and had visitors they would have to park at the overflow parking and walk to his home, because there are no sidewalks this is a safety concern.

Chairperson Spare stated when he looks at the design with no sidewalks and small streets it seems like they are maximizing the density.

Kelsea Kregel, 3518 S. Elm Street, Grand Prairie, TX, said she has lived here all her life and has seen the city transform to make it a better place to live, she believes this would be a great housing development for a fast growing city and she does not see a problem with the streets being proposed. She said some of the surrounding neighborhoods do not have sidewalks.

Courtney Smith works at the golf course, she said people are upset because the pool and tennis courts are no longer there. They had to open the golf course to the public in order to survive and they are still fighting hard to try and keep the golf course going.

Commissioner Connor stated golfing is hurting all over, the country club lifestyle is dissolving his concern is the density if they put in sidewalks and widen the street this would save the community and golf course.

Alex Sedillo, Midlothian, TX, stated he would like to support the development and the golf course, this golf course is one of the best places to play.

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At 6:50 p.m. Commissioner Moser was present at the meeting.

Kirk England, 3630 Green Hollow Drive, Grand Prairie, TX, stepped forward in opposition to this request. Mr. England presented the commission with a petition in opposition of 20 signatures within the 200-foot notification radius therefore the case would need a super majority to be approve. He said the applicant and owner have one thing in common they do not live in the Country Club area. He said they bought their homes, because of the country club although the parking lot of the country club is a dirt road and the buildings are in need of repair, he would ask that the owner make repairs to the current golf course. He said by adding these homes to their neighborhood it would bring down their property values.

Commissioner Connor said what if this case is not approved and the golf course closes, then what would happen, we just do not know.

Commissioner Hedin stated the density is tight he can see the decline of the golf course, but he understands why they want to develop this property, would there be any type of housing development they can agree on. Mr. England stated he cannot speak for everyone involved, but he would have to say no.

Merrick Mitchell, 3701 Green Hollow Drive, Grand Prairie, TX, stated he too sees the problems with this development the density and no sidewalks what about handicap parking, pets, walking in bad weather, etc. Would this development be aged age restricted? He is not in support of this request.

Commissioner Smith stated she commends everyone for coming to the meeting and believes there should be a meeting with the neighborhood and the developer they are tax payers and the commission is here to listen to them.

Darcell Franklin, 3301 Country Club Drive, Grand Prairie, TX, stated her street is the only entrance to the golf course traffic is already a problem and dangerous, her concern is the safety of the neighborhood. She said her alley is always being used as a drive her neighbors are always picking up debris and trash. She lives in a beautiful neighborhood.

Commissioner Connor advised Mrs. Franklin to contact the Mayor or Council in regards to the alleyway being used as a drive.

Galen Gatten 3622 Oakmont Drive, Grand Prairie, TX, stated this is a PD zoning and asked how would this development improve the golf course when the homes are tiny with no sidewalks, and asked that his case be denied.

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Sandi Morrison, 3633 Racquet Club, Grand Prairie, TX, stated she has lived in her home since 1984, but was burned down, she had the choice to move, but decided to rebuild and stay in her neighborhood that she loves. She asked that this case be denied the streets cannot handle any additional traffic it would make her ill to see homes going up for sale, because of this development.

Phillip Brown, 3726 Green Hollow Drive, Grand Prairie, TX, stated he too has lived in his home for 38 years. He said there are several factors to consider; one would be risk is the floodplain, if we were to have a big flood it would wash out these homes; seconded high density with environmental constraints, if you try to put too many homes in such a small place; and third golf course liability, golfing is going down not as desire as it used to be.

Chairperson Spare stated he would like to thank everyone for showing up and coming to the meeting.

Rik Adamski said they would like to be tabled to come up with another design.

Chairperson Spare stated the petition that was submitted directly affects the adjacent neighborhood, when these people purchased their homes they did their homework and the zoning was there for a golf course therefore he does not believe the zoning should be changed.

Commissioner Smith said she agrees with Chairperson Spare and these homeowners are already in the community.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and deny case CPA190604. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Denied: 8-0

Motion: **carried.**

There being no further discussion on the case commissioner Coleman moved to close the public hearing and deny case Z190604/CP190604. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

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Denied: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8 - SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Even Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.

Ms. Acosta stated the applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses. The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial. The building and property complies with Unified Development Code standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane. In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation: Office Hours, Tuesday- Friday 11 AM to 5 PM; Event Hours, Saturday- Sunday 5 PM to 1 AM; and Event Hours, Sunday 3 PM to 9 PM. The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and regulations. The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces. The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am. The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is

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over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

Commissioner Coleman asked who makes sure there is a security guard onsite at all times. Ms. Acosta stated this would be the owner's responsibility, but if there are complaints to the police staff can bring the SUP forward for re-discussion.

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

Amadyn Nwabuisi with Victoria Grace Events, 4415 Hanover Street, Grand Prairie, TX stepped forward to represent the case. She stated she has lived in Grand Prairie for 25 years. She is requesting to stay open until 1 p.m., but if she is required to close at 12 midnights she would comply.

Commissioner Moser asked who was doing the remodeling of the building and has she already signed a lease. Ms. Nwabuisi stated the landlord is the one remodeling the building, she signed a lease based on the SUP being approved.

Commissioner Smith asked what type of events would be held at this location. Ms. Nwabuisi stated weddings, birthday parties, church events, etc. She has always worked on event planning, but she is wanting to have her own venue.

Commissioner Connor asked for the occupancy load of the venue and if closing at midnight would impact her operation. Ms. Nwabuisi stated the venue's occupancy would be anywhere from 100 to 350 people and no the time would not impact her operation.

Commissioner Moser asked for the zoning of the property. Ms. Acosta replied light industrial event venues are permitted with an SUP.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU200301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: None

Approved: 8-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #9 - SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.

Mr. Jones stated PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building. The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and proposed uses. Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking. Directly to the rear employee entry of the business shall be a designated 'bucket-wash' make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met. The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway. The site has an existing 15' X 24' masonry dumpster enclosure clad in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear portion of the building. The enclosure conforms to city standards.

Mr. Jones stated the Development Review Committee recommends approval of the request subject to: Compliance with Auto-Related Business (ARB) Standards including registration, Environmental Standards, Westchester HOA Review Committee conditions, and Compliance with Building Codes and necessary permits for canopy addition.

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

Jordan Woolf with Enterprise Rent-A-Car, 3026 Tanglewood Park, Fort Worth, TX stepped forward representing the case.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case SU200302 as presented by staff. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 - SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

Mr. Jones stated as required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing six-month months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than five to maximum of fifteen trucks and trailers. Compliance with current standard has been sporadic at best. DRC recommends Planning & Zoning Commission extending the SUP with current conditions including a six-month review for compliance. Staff recommends the Commission not grant the expansion as requested by the applicant.

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

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Sushil Chaugan, 3025 Hardrock Road, Grand Prairie, TX stepped forward representing the case. Mr. Chaugan stated he has been in California where he has another business and was not aware of the violations, but he has cleaned up the property. He said their business has suffered a great loss, because they do not have the space needed to conduct their business to the fullest they are in need of more parking. He is agreeable to paving the additional parking spaces in order for them to expand their business.

Commissioner Connor said with him being in California he needs to make sure his manager complies with the city's requirements.

Commissioner Coleman stated he needs to add some cameras so he can monitor his business, at this time he can only support a six-months extension, but not the expansion of the property.

Chairperson Spare stated this case is here because of the six-months review, not the expansion. Deputy City Attorney Mark Dempsey stated the case was not brought forward as an expansion case, it was brought forward for a six-months review from Council approval. Chairperson Spare asked if the commission could add some conditions to the SUP. Mr. Jones replied yes the commission can add to the SUP; that the case be administratively approved for the expansion, after the six-months if no violations are noted on the property.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case SU180504B, with a six-month extension, including administrative approval of Site Plan to expand parking lot with concrete if the applicant adds bollards to prevent parking on non-paved areas and uses video surveillance to monitor truck parking remotely. The applicant must return to P&Z and Council in six months to verify this has been done, and any violations within the six-month period will result in the SUP coming back for revocation. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried.**

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Chairperson Spare moved to adjourn the meeting. The meeting adjourned at 9:45 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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