



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, APRIL 12, 2021 AT 5:30 PM**

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**MINUTES**

**Call to Order**

Chairperson Connor called the Briefing meeting to order at 5:33 p.m.

**PRESENT**

Chairperson Shawn Connor  
Vice Chairperson William Moser  
Commissioner Joshua Spare  
Commissioner Max Coleman  
Commissioner Ken Self

**ABSENT**

Secretary Cheryl Smith (entered meeting at 5:36 p.m.)  
Commissioner Eric Hedin (entered meeting at 5:38 p.m.)  
Commissioner John Fedorko  
Commissioner Julia Perez (entered meeting at 5:36 p.m.)

**Agenda Review**

11. S210402 - Site Plan - Cottages at Dechman (City Council District 2). Site Plan development for a multifamily development with a mixture of attached and detached units on 15.91 acres. Tracts 2, Leonidas O'Gwinn Survey, Abstract No. 1105, Cottages at Dechman Addition, Lot 1, Block, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH -20 Corridor Overlay District, and generally located at the northwest corner Dechman Drive and westbound IH-20 Service Road, addressed as 3900 Dechman Drive.

*Senior Planner Charles Lee presented the case report and gave a Power Point presentation. Commissioner Connor stated he would rather see garages over covered parking. Mr. Lee stated there is a trade off over garages and covered parking, applicant had to reduce number of units due to requirements for covered parking and garages. Commissioner Moser asked if applicant has received approval from TX DOT for second access. Mr. Lee stated not sure if they have received TX DOT approval, but applicant has been working with the development department with this matter.*

12. S210405 - Site Plan - Mayfield Road Industrial (City Council District 2). Site Plan for a industrial warehouse/office development on 10.268 acres. Lot 7, Three Sixty Place Addition, and Tract 3C, William J Whiting Survey, Abstract 1614, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2900 Mayfield Road.

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Commissioner Smith asked if there is a Moratorium for Industrial. Ms. Ware stated there was a moratorium ordinance adopted in 2018 to updated building requirements. Commissioner Smith asked if there is a max number for industrial warehouses within the city. Ms. Ware stated no, if the property is zoned Light Industrial, they can put a warehouse on the property.*

13. S200702 - Site Plan - 161 Townhomes (City Council District 1). Site Plan for 40 single family townhomes on 4.392 acres. Tracts 27.1, Charles Gibbs Survey, Abstract No. 534 and Lot 5, Block 1, Robinson Court Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1325 Robinson Rd and 852 Robinson Ct.

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Hedin asked if units would be for purchase or rent. Mrs. Woods stated they are going to be for purchase. Commissioner Spare asked if street parking will be allowed. Mrs. Woods stated no, there are various parking options within the property.*

14. S210406 - Site Plan - CB Jeni Townhomes (City Council District 2). Site Plan for CB Jeni Townhomes with 142 lots on 13.14 acres. Portion of Tract 1.1, Federick Dohme Survey, Abstract 395 and portion of Tract 7, William Reed survey, Abstract 1193 zoned Planned Development (PD-397) with an approximate location east of the Cimmaron Estates and north of Forum Drive.

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Connor asked if applicant gave any indication as to why the pond was moved. Mrs. Woods stated the ponds previous location was causing some issue and it had to be moved.*

15. Z210303/CP210303 - Zoning Change/Concept Plan - Kingswood Hybrid Housing (City Council District 4). Zoning Change creating a Planned Development District for a hybrid housing (build to rent) development and a Concept Plan depicting 92 units on 12.3 acres. Lot 4, Block 1, Kingswood Business Park, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the SH-360 Corridor Overlay District, and addressed as 4350 S Watson Rd.

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. No further discussion was made.*

**Senior Planner Dana Woods stated the following cases would be presented together.**

16. Z210304 - Zoning Change - LI at 1502 Jelmak Ave. (City Council District 1). Zoning Change for a portion of Lot 3R, Shady Grove Acres for non-residential development to accommodate a

freight terminal on .998 acres. Lot 35, Shady Grove Acres, City of Grand Prairie, Dallas County, Texas, zoned Single Family one (SF-1), within the SH 161 Corridor Overlay District with an approximate address of 1502 Jelmak Ave.

17. SU210302/S210305 - Specific Use Permit/Site Plan - Daylight Transport (City Council District 1). Specific Use Permit and Site Plan Zoning a freight terminal on 18.351 acres. Northeast corner of Jelmak Ave. and Hardrock Rd. that involves eight parcels of platted and unplatted property that extends north to Parker Road, City of Grand Prairie, Dallas County, Texas, zoned LI and SF-1, with the SH 161 Corridor Overlay District, and approximated addressed as 3418 Hardrock Road.

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. No further discussion was made.*

18. SU210402/S210407 - Specific Use Permit/Site Plan - Residence Inn by Marriott (City Council District 2). Specific Use Permit / Site Plan for a hotel (STR 2: Upper-Upscale) within PD-364 within the 161 Corridor Overlay on 2.655 acres. A 2.655-acre portion of Lot 1R-2, Block C, within the EPIC West Towne Crossing Phase 1, approximately located in the southwest corner of Warrior Drive and SH161, north of the Burlington clothing store.

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. No further discussion was made.*

19. SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas zoned PD-365 with an approximate address of 2050 Mansfield Rd.

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Self inquired about the drive thru' s location. Mrs. Woods stated they were located on the right side of each building.*

## **COVID Meetings Update**

*Planning and Development Director Rashad Jackson stated there isn't any new updates to be given and asked commissioners if they would like for the item to remain on the agenda. Commissioner Moser stated he would like for this item to remain on the agenda.*



## RECESS MEETING

*Chairperson Connor recessed the meeting at 6:28 p.m.*

## REGULAR MEETING - 6:30 PM

### Call to Order

Chairperson Connor called the meeting to order at 6:37 p.m.

### PRESENT

Chairperson Shawn Connor  
Vice Chairperson William Moser  
Secretary Cheryl Smith  
Commissioner Eric Hedin  
Commissioner Joshua Spare  
Commissioner Julia Perez  
Commissioner Max Coleman  
Commissioner Ken Self

### ABSENT

Commissioner John Fedorko

*Commissioner Moser led the Invocation.*

*Chairperson Connor led the Pledge of Allegiance to the US Flag and Texas Flag.*

## CITIZEN COMMENTS

*None*

## PUBLIC HEARING CONSENT AGENDA

*Motion made by Commissioner Moser, Seconded by Commissioner Coleman to approve items one through seven per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

1. Approval of Minutes of the March 22, 2021 P&Z meeting

### Approved on Consent Agenda

2. P210402 - Final Plat - Clean Machine Addition, Lots 3R & 4, Block 1 (City Council District1). Final Plat of Part of Lot 2, Lot 3, Block 1, Clean Machine Addition, and Tract 1 of H.R. Crocker Survey, creating two non-residential lots on 3.538 acres. Part of Lot 2, Lot 3, Block 1, Clean Machine Addition, and Tract 1, H.P. Crocker Survey, Abstract No. 1703, Page 470, City



of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH 161 Corridor Overlay District

**Approved on Consent Agenda**

3. P210404 - Final Plat - Cottages at Dechman (City Council District 2). Final Plat of Lot 1, Block A, Cottages at Dechman, creating a multifamily residential lot on 15.902 acres. Lot 1, Block A, Cottages at Dechman, City of Grand Prairie, Dallas County, Texas zoned PD-20 (Multi-Family) and located in the IH-20 Corridor Overlay District, and addressed as 3900 Dechman Drive

**Approved on Consent Agenda**

4. P210405 - Preliminary Plat - Slink Addition (City Council District 2). Preliminary Plat for 142 residential lots and one homeowner's association lot on 13.14 acres. Portion of Tract 1.1, Frederick Dohme Survey, Abstract 395 and portion of Tract 7, William Reed survey, Abstract 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District with an approximate location east of the Cimmaron Estates and north of Forum Drive

**Approved on Consent Agenda**

5. RP210401 – Replat – Lake Ridge Section 20, Lot 2503R-2, Block O (City Council District 6). Replat combining two lots; Lots 2503R and 2504R, Block O, Lake Ridge Section 20, creating one single family residential lot on 2.48 acres. Lots 2503R and 2504R, Lake Ridge Section 20, City of Grand Prairie, Texas, Dallas County, zoned PD-258, and addressed as 1211 Tulip Court and 1215 Tulip Court

**Approved on Consent Agenda**

6. RP210403 - Replat - Forum at Sara Jane Addition, Lot 1R, Block A (City Council District 2). Replat of Lot 1, Block A, Forum at Sara Jane Addition, creating one residential lot on 13.536 acres. Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 2105 South Forum Drive

**Approved on Consent Agenda**

7. P200702 - Preliminary Plat - 161 Townhomes Addition, Lots 1-40 & HOA Lots 1-5, Block A (City Council District 1). Preliminary Plat for 40 residential lots and five common lots on 4.392 acres. Tract 27.1, Charles Gibbs Survey, Abstract No. 534 and Lot 5, Block 1, Robinson Court Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-398, within the SH 161 Corridor Overlay District, with approximate addresses of 1325 Robinson Rd and 852 Robinson Ct

**Approved on Consent Agenda**

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*Motion made by Commissioner Moser, Seconded by Commissioner Coleman to table items eight through ten to next P& Z meeting of 04-26-21 per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

8. Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd

**Tabled**

9. Z201101/CP201101 - Zoning Change/Concept Plan - Mixed Use at SH-360 and Davis Rd (City Council District 6). Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, mixed and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No. 135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287

**Tabled**

10. Z210204/CP210204 - Planned Development Request – Shady Grove Square (City Council District 1). Planned Development Zoning Request for a townhome development with 129 lots on 14.43 acres. The lot sizes range from 2,125 to 3,300 sq. ft with lot widths from 21-34 feet and 85-100-foot lot depths. John Spoon Survey, Abstract 1326, with two parcels in the City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) and Single-Family (SF-1), with an approximate address of 902 Shady Grove Rd

**Tabled**

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

11. S210402 - Site Plan – Cottages at Dechman (City Council District 2). Site Plan for a 142-unit multi-family development on 15.902 acres. Lot 1, Block A, of the Cottages of Dechman, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and located northwest corner of Dechman Drive and westbound IH-20 Service Road, addressed as 3900 Dechman Drive



Senior Planner Charles Lee presented the case report and gave a Power Point presentation. Mr. Lee stated the applicant intends to construct a multi-family development on 15.902 acres. The multifamily development will consist of attached and detached units. Site Plan approval by City Council is required for any project involving a multi-family use or within a Planned Development District. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use and zoned PD-20. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The applicant is proposing to construct a 142-unit multi-family development. As presented, the development consists of a hybrid-style attached (duplex) and detached (individual) units.

- Forty-four (44) individual attached 1-Bedroom Units
- Ninety-eight (98) individual detached 2-Bedroom Units

The development will be accessible primarily from a drive off Dechman Drive and a secondary controlled access point from IH-20 Service Road for residential exist and emergency vehicle access only. The proposal includes common amenities such as a clubhouse, pool, fitness area, dog parks, and an 8,000 sq. ft. Outdoor Event Area. The site also provides for a significant tree preservation portion located at the southwestern portion of the property. The applicant is requesting a variance to Appendix W, Section 3, III (B) Garage Parking shall be no less than thirty percent (30%) of minimum required parking. The applicant provides 40 (16%) of required garages rather than 30%. The applicant exceeds the required number of covered parking by 50%, providing 144 covered parking spaces versus the 50 required, therefore staff does not object to the variance request for minimum 30% garage requirement. The proposal is in line with the approved concept plan.

Commissioner Hedin stated surrounding residents came to him with some questions and one of their main concerns is once the developer levels the site it will then cause drainage problems because Fishcreek has a history of flooding and, asked how the drainage will be handled. Mr. Lee stated staff works in conjunction with engineering and they will confirm our standards to be met for the proposed development.

Commissioner Self inquired about the second exit and if TX DOT has approved it. Mr. Lee stated it is still at the early review stage and it hasn't been released. Mr. Self asked if a small acceleration lane to merge onto the main road could be added. Mr. Lee stated it is something that can be evaluated.

Commissioner Hedin asked if Dechman Road will be widened. Transportation Planner Brett Huntsman stated it is going to stay the same. Mr. Hedin inquired about the height of the retaining walls. Mr. Lee stated it varies on the height and size depending on the slope.

Commissioner Smith inquired about the rental cost.

Phillip Thompson, 6735 Salt Cedar Way Frisco, TX, stepped forward representing the case, he stated currently they are priced two dollars a square foot.



*Commissioner Hedin asked if the lot will be leveled. Mr. Thompson stated their intent is to keep it as flat as possible, but it will slope to the south north. Mr. Hedin stated his only concern is potential flooding for houses along Fishcreek and wants to make sure City Engineers have looked through this hard to make sure impact to these houses will not be major.*

*Motion made by Commissioner Smith, Seconded by Commissioner Perez to close the public hearing and approve item S210402 per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

12. S210405 - Site Plan - Mayfield Road Industrial (City Council District 2). Site Plan for an industrial warehouse/office development on 10.268 acres. Lot 7, Three Sixty Place Addition, and Tract 3C, William J Whiting Survey, Abstract 1614, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2900 Mayfield Road

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Ms. Ware stated the applicant intends to construct one large office/warehouse building with trailer parking on approximately 10.9 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 a building 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 one large warehouse/office building and additional trailer parking adjacent to Eagle Drive. The applicant does not have an end-user as of the time of this report. The building is approximately 182,711 square feet. There is 169,517 square feet intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives, one on Eagle Drive and one on Mayfield Road, and includes a west-facing truck dock with 43 overhead doors. Due to the large size of the building and narrow lot, the applicant has worked with the adjacent lot owner to the east to share a 24-foot fire lane and mutual access drive for a portion of the property. This will ensure the building has adequate fire lane protection, and the adjacent owner will receive a new fire lane. The applicant, Majestic Realty, will be required to execute and file the agreements with the county as well.*

*The applicant is requesting the following variances:*

1. Side Setback for East Side – Article 6 of the Unified Development Code requires a 25-foot setback. The applicant is proposing 20 feet.

2. Trailer Parking Along ROW – Appendix X does not allow trailer parking along a street right-of-way.
3. Truck Dock Screening – Appendix X requires screening or landscape buffering for truck docks that face property not zoned LI or HI and not designated as Industrial Uses on the Future Land. The applicant is not proposing any screening or landscape buffering.
4. Wing Wall Height – Appendix X requires that wing walls be 25 feet in height. The applicant is proposing a masonry wall that is 12 feet in height.

While staff sees a warehouse as an appropriate use for the property, staff cannot fully support this request as presented. Staff has concerns about the building size/setback reductions and lack of screening for areas facing SH-360. Staff recommends the following conditions.

1. The owner, Majestic Realty, shall execute and file with the county an agreement with the property owner to the east, Shafi, for all mutual access and fire lane agreements.
2. The owner, Majestic Realty, shall plat a 40-foot no-build easement along the eastern edge of the building that shall be implemented as shown on the site plan. This easement will need to be platted on the subject property and the adjacent property owned by Shafi Investments.
3. The applicant shall provide screening for the portions of the truck docks that are visible from SH-360.

Commissioner Spare asked if there has been a traffic study done. Ms. Ware stated this development didn't trigger the requirement. Mr. Spare stated 360 southbound is a parking lot because of Traders Villages traffic and can't imagine trucks adding to the mix.

Commissioner Moser inquired about Appendix X screening requirements. Ms. Ware stated a masonry wall and trees would be adequate.

Developer, Al Sorrels 2725 Purdue Ave Dallas Tx., stepped forward representing the case, he stated they are willing to comply with staffs three recommendations and will be replatting the property with a no build on the easement. The screening wall is about 275 ft and they plan to put evergreens along the area.

Commissioner Spare asked if the facility will be operational on Saturdays and Sundays. Mr. Sorrels stated this is a specular building and a typical user would be a light distributor that's going to be primary working Monday-Friday, but they will be able to use the building seven days a week. Mr. Spare stated the project is good, but he believes it is in the wrong spot because

Motion made by Commissioner Hedin, Seconded by Commissioner Coleman to close the public hearing and approve item S210405 per staff recommendations.



*Commissioner Moser stated he agrees with Mr. Spare and is opposed to the idea of not meeting the code of the 25-foot setback. He doesn't have a problem with the trailer parking the way it is set now and as long as they provide adequate information to the city to meet the screening requirements along the area not being covered he is ok with it.*

*Commissioner Moser made an amendment to the motion to remove the approval of the 20-foot setback and increase it back to 25-foot setback. The owner, Majestic Realty, shall execute and file with the county an agreement with the property owner to the east, Shafi, for all mutual access and fire lane agreements. The owner, Majestic Realty, shall plat a 40-foot no-build easement along the eastern edge of the building that shall be implemented as shown on the site plan. This easement will need to be platted on the subject property and the adjacent property owned by Shafi Investments. The applicant shall provide screening for the portions of the truck docks that are visible from SH-360.*

*Motion made by Commissioner Hedin, Seconded by Commissioner Coleman to close the public hearing and approve amendment motion per Commissioner Moser. The motion carried 6-2.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Perez, Commissioner Coleman  
Voting Nay: Commissioner Spare, Commissioner Self*

13. S200702 - Site Plan - 161 Townhomes (City Council District 1). Site Plan for 40 single family townhomes on 4.392 acres. Tracts 27.1, Charles Gibbs Survey, Abstract No. 534 and Lot 5, Block 1, Robinson Court Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-398, within the SH 161 Corridor Overlay District, and approximately addressed as 1325 Robinson Rd and 852 Robinson Ct

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant is seeking approval for a single-family townhouse development with 40 units on 4.39 acres. The zoning for this site is Planned Development PD-398 within the 161 Overlay District. The Planned Development permits the use and requires that the Site Plan be approved by the City Council. The proposed use is Townhouses with 40 lots on 4.392 acres. The minimum lot size is 2,613 square feet with an average lot size around 3,310 square feet. The applicant has requested variances for the lot area and side yard setback on the corner lot which are detailed in the variance section. The development is equipped with rear entry garages with shared common space between townhome rows. Additionally, the applicant is proposing enhanced architecture that will create a visually pleasing community. Each townhome will have a two-car garage and a 24-foot driveway.*

*The applicant is requesting the following variances:*

1. Minimum Lot Area Variance:

- a. Minimum lot area of 1,680-3,299 square feet – Article 6 allows for a maximum of 30% the total lots to be between 1680-3,299 square feet. The applicant is proposing that 37% of the lots within this range.



- b. Minimum lot area of 3,300 or greater square feet – Article 6 requires a minimum of 70% the total lots to be 3,300 square feet or greater. The applicant is proposing that 63% of the lots within this range.
2. Minimum side yard on street/corner of 15 feet Variance – Article 6 allows for a minimum side yard on street of 15 feet. The applicant is proposing 10 feet.
3. Type II Fence Variance: for the 4-foot Wrought Iron with Brick Columns (Type II) fence required across the front facing lots. A 5-foot vinyl Cross Buck Fence (Type III) across the front of the property is proposed as a substitution.

*The Development Review Committee (DRC) recommends approval with the condition that the applicant provide the required Type II fence along Robinson.*

*Commissioner Moser inquired about offsite sanitary sewer. Mrs. Woods stated you must connect your sanitary sewer to the city sewer line, and they must find an existing sewer line to connect to, which they haven't secured it yet.*

*Applicant, Greg Edwards 1807 South Ridge Denton TX, stepped forward representing the case, he stated the reason for the fencing variance is because the property has a lot of slope and understand the staff's recommendation and are willing to move forward to meet city requirements and furthermore here to answers any questions and appreciates staffs support.*

*Commissioner Moser stated he agrees with the fence being more pleasing to see but is concerned about the durability of vinyl fencing.*

*Commissioner Hedin asked will there be a HOA because HOA is usually responsible for maintaining the fence. Mrs. Woods stated yes, there will be a HOA.*

*Motion made by Commissioner Moser, Seconded by Commissioner Coleman to close the public hearing and approve item S200702 per staff recommendations with the following additions. 1) to do the required type II fencing along the front of the property with Wrought Iron with Brick Columns. 2) mandate offsite drainage and sewer easement to be obtained prior to any additional approvals. The motion carried 7-1.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Perez, Commissioner Coleman, Commissioner Self*

*Voting Nay: Commissioner Spare*

14. S210406 - Site Plan - CB Jeni Townhomes (City Council District 2). Site Plan for CB Jeni Townhomes with 142 lots on 13.14 acres. Portion of Tract 1.1, Frederick Dohme Survey, Abstract 395 and portion of Tract 7, William Reed survey, Abstract 1193 zoned Planned Development (PD-397) with an approximate location east of the Cimmaron Estates and north of Forum Drive

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant is seeking Site Plan approval for a single-family townhome development with 142 units. The zoning for this site is Planned Development PD-397 within the 161 Overlay District. This Site Plan involves a slender portion of the PD that is immediately east of Cimmaron Estates. This Site Plan will be bordered by two phase multi-family development to the east (Kalterra Phase I- Case Number S2000901). The Site Plan proposes 142 Townhome lots on 13.14 acres. The minimum lot size is 2,430 square feet with an average lot size around 3,100 square feet. The Site Plan should substantially comply with the Concept Plan associated with PD-397. Deviations include the relocation of a proposed detention pond/park area from northwest corner to the northeast corner of the property adjacent to the SH161 access road. This made the townhome development longer than proposed by the concept plan. The number of townhomes increased 39% from 102 to 142. The turnaround for emergency vehicles at the end of the road is intended to be temporary until the second phase of the Kalterra Multi-Family project is completed. The applicant has extended the trail and landscaping to the new detention pond as a compensatory measure for the deviation from the Concept Plan. The townhome development will have access to the trails approved as part of the Kalterra Multi-Family project. Staff suggests some form of screening be added between the backyards of the townhome development and the trails. Additionally, the applicant is proposing a landscaped traffic circle with a gazebo as open space that was shown as an amenity center on the concept plan. Townhome building materials will be a combination of brick, Stucco Board, and Fiber Cement Battens. Townhome structures will alternate between four brick colors and complimentary colors for architectural accents. Each townhome will have a front entry two-car garage and a 20-foot driveway. The applicant has requested variances for the lot area and lot width which are detailed in the variance section of this report. Additionally, the applicant is seeking a variance to the requirement of security gates at all entrances.

The applicant is requesting the following variance:

1. Minimum lot area variance:
  - a. Minimum lot area of 1,680-3,299 square feet – Article 6 allows for a maximum of 30% the lots to be between 1680-3,299 square feet. The applicant is proposing that 40% of the lots be within this range.
  - b. Minimum lot area of 3,300 or greater square feet – Article 6 requires a minimum of 70% of the lots to be at least 3,300 square feet. The applicant is proposing that 60% of the lots be at least this size.
2. Minimum lot width variance – Article 6 allows for a maximum of 30% the lot depths to be between 21-29 feet. The applicant is proposing that 33% of the lots be within this range. Article 6 allows for a minimum of 70% the lot depths to be a minimum of 30 feet. The applicant is proposing that 67% of the lots be within this range.
3. Security Gate variance – The applicant is proposing not security gates.

In general, the site plan conforms to the UDC, however, staff has concerns with the deviations from the approved concept plan, namely the decrease in amenities and open green space, associated with the approved zoning. Staff recommendations below are intended to increase the quality of the proposed amenities and serve as compensatory measures for decreasing the quantity of green space/amenities shown on the concept plan.



1. *The applicant shall establish 15 ft. wide pedestrian easements for the trail connections between townhome clusters. The trail connections on the approved concept plan were located on open space with a width of 30 ft. The pedestrian easement will prevent the construction of side yard fences for the adjacent units so that it remains an open connection.*
2. *The trail connections shall tie on to the north-south trail that will be constructed with the multi-family phase and future hotel/office phase.*
3. *The applicant shall complete the detention pond amenity and trails with the townhome phase of the overall development.*
4. *The trail around the detention pond shall be a minimum of six feet wide.*
5. *The applicant shall provide enhanced landscaping to screen the back yards of townhome units adjacent to the north-south trail.*

*Commissioner Perez asked if there are many townhomes within the city without a security gate. Ms. Ware stated the only two developments that she can think of was one with private streets that had a gated entry and the other had public streets and they do not have a gate.*

*Nicholas Balsamo 1201 W Market Street Suite 325 Dallas TX., stepped forward representing the case, he stated he is here to address any questions or concerns staff may have and can comply with the recommendations one thru four. With number five they are also onboard, but CB Jeni prefers to do six-foot cedar wood fence also open to six foot wrought iron with landscaping.*

*Commissioner Connor asked why did the detention pond move? Mr. Balsamo stated when the civil engineers did their grading analysis for the entire property, they realized everything drains to the northeast of the property and they tried to get creative and make the best of it.*

*Commissioner Spare stated he doesn't want to see a decrease of retail uses. Mr. Balsamo stated moving forward they plan to do commercial as intended.*

*Commissioner Coleman asked if there isn't a way to shift the grade from the northeast corner to the northwest corner.*

*Jonathan Kerby, 13455 Noel Rd Dallas TX, stepped forward representing the case, he stated topographical constraints of the site along with TxDOT requirements called for the relocation of the detention pond.*

*Commissioner Smith stated she believes the commission should give them an opportunity.*



*Commissioner Moser stated the commission has seen this project several times and its keeps changing every single time. He didn't like it before and still doesn't like it.*

*Steve Schermerhorn, 2805 N. Dallas Pkwy Ste 400 Plano TX., stepped forward representing the case, he stated he wanted to address the security gate. They generally don't like security gates when dealing with mixed use and townhomes projects because of all the connectivity provided and the homeowners also don't like the gates due to maintenance issues.*

*Motion made by Commissioner Smith, Seconded by Commissioner Hedin to close the public hearing and approve item S210406 per staff recommendations. The motion carried 5-3.*

*Voting Yea: Secretary Smith, Commissioner Hedin, Commissioner Perez, Commissioner Coleman, Commissioner Self*

*Voting Nay: Chairperson Connor, Vice Chairperson Moser, Commissioner Spare*

## **PUBLIC HEARING**

15. Z210303/CP210303 - Zoning Change/Concept Plan - Kingswood Hybrid Housing (City Council District 4). Zoning Change creating a Planned Development District for a hybrid housing (build to rent) development and a Concept Plan depicting 92 units on 12.3 acres. Lot 4, Block 1, Kingswood Business Park, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the SH-360 Corridor Overlay District, and addressed as 4350 S Watson Rd

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Ms. Ware stated the purpose of the request is to create a Planned Development District for a hybrid housing (build to rent) development on 12.3 acres. The subject property is zoned PD-140 and located in Tract 6. Tract 6 is designated for commercial development but allows the following types of primary residential uses: Condo – High Rise, Hotel/Motel, and Community Unit Development. The term Community Unit Development is no longer used in the Unified Development Code and a density is not specified in PD-140. Interpretations written in 1994 and 2015 conclude that the Community Unit Development is an allowed use and that it should be processed as a Planned Development to establish the location, type of housing, and density. Therefore, the purpose of the request is not to establish residential use as an allowed use but to establish the location, type of housing, and density. The proposal includes 92 hybrid housing (build to rent) units on 12.3 acres. The primary gated entrance is off SH-360. Two secondary access points are off SH-360 and for emergency access only. All units are two-story and have two parking spaces in a garage attached to the unit. The site is configured so that most units face green spaces with garages facing internal streets. Units are grouped in clusters of two and five. Five-unit clusters are arranged to create an auto court at the center, minimizing the impact of the garages on internal streets and open space. Each unit will be equipped with an automatic sprinkler system. The proposal includes a network of sidewalks between units and trails around two open space areas, a dog park, and a clubhouse with a pool and a plaza. The applicant is not requesting any to the requirements for Hybrid Housing (building to rent). The Development Review Committee (DRC) recommends approval. Staff finds the property's isolated location and limited access could hamper the viability of a*

*mixed-use development as designated by the FLUM. The proposed hybrid housing project could be a feasible option for the property.*

*Commissioner Moser inquired about the points of access. Ms. Ware stated there are 3 points of access and two of those are emergency exit only or emergency access.*

*Motion made by Commissioner Smith, Seconded by Commissioner Moser to close the public hearing and approve item Z210303/CP210303 per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

**Senior Planner Dana Woods stated the following cases would be presented together but voted separately.**

16. Z210304 - Zoning Change - LI at 1502 Jelmak Ave (City Council District 1). Zoning Change for a portion of Lot 3R, Shady Grove Acres for non-residential development to accommodate a freight terminal on .998 acres. Lot 35, Shady Grove Acres, City of Grand Prairie, Dallas County, Texas, zoned Single Family one (SF-1), within the SH 161 Corridor Overlay District with an approximate address of 1502 Jelmak Ave

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant wishes to develop a freight terminal on this and adjacent parcels. The SF-1 zoning of this parcel does not permit a freight terminal and requires a zoning change. This zoning change is associated with a Specific Use Permit and Site Plan for a freight terminal (Case SU210302/S210305) on this agenda. The current zoning for the Specific Use Permit and Site Plan is Light Industrial (LI) except for the parcel associated with this zoning change request. This undeveloped .998-acre parcel is part of an 18.351-acre development proposing a freight terminal with an office and freight dock along with associated truck and employee parking. Staff has no objections to changing the current zoning of the property and supports the change. This zoning change request corresponds to the Light Industrial designation from the FLUM. In addition, the property is undeveloped and the proposed zoning matches existing zoning on the same side of the street.*

17. SU210302/S210305 - Specific Use Permit/Site Plan - Daylight Transport (City Council District 1). Specific Use Permit and Site Plan for a freight terminal on 18.351 acres. Northwest corner of Jelmak Ave. and Hardrock Rd. that involves eight parcels of platted and unplatted property that extends north to Parker Road, City of Grand Prairie, Dallas County, Texas, zoned LI and SF-1, within the SH 161 Corridor Overlay District, and approximately addressed as 3418 Hardrock Road



Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant seeks a Specific Use Permit (SUP) and Site Plan approval to permit the construction of a freight terminal. The zoning of the site is predominantly Light Industrial (LI) except for 1502 Jelmak Ave. which is zoned Single Family (SF-1). A zoning change for the Jelmak parcel is being considered prior to this SUP and Site Plan on this agenda (Case Number Z210304). The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The development is proposing three phases. The first phase includes the majority of the project with the office and freight dock along with associated truck and employee parking. The next phase includes a 4,100-square-foot shop addition to the rear of the freight dock as well as additional truck and employee parking. The last phase includes the addition of 12 truck parking spaces. Phase I structures consist of a 10,080-square-foot office and a 62,000-square-foot freight dock. Truck access will be restricted to Parker road at the northwest corner of the site. The freight dock and truck parking will be screened by Eastern Red Cedar trees on the north and south sides of the site. This evergreen can reach 40 feet at maturity with a spread of 8 to 20 feet. The development meets the architectural and site requirements require by the Unified Development Code (UDC) except variances from Appendix X, Industrial Development Standards. The variances involve tree preservation and mitigation requirements that will be discussed later in this report.

The applicant is requesting the following variance to tree preservation requirements of Appendix X:

1. Of the trees catalogued, a minimum of 30% of the total existing caliper inches shall be preserved and incorporated into the development
2. All trees over 24 inches caliper that are in a healthy condition must be preserved and included in the minimum 30%. These trees will count as 150% credit towards the total caliper inches required for preservation

DRC recommends approval of the Site Plan and staff has no objections to the variances.

Commissioner Coleman stated this is a good place for trucking.

Commissioner Moser asked when was the last time Jelmak Ave and other surrounding streets were updated. Transportation Planner Brett Huntsman stated there was communication with the developer in improving the streets and they have agreed with improvements.

Applicant, Philip Graham 2201 E Lamar Blvd Arlington TX, stepped forward representing the case, he stated they have always intended to making improvements on Parker Road.

Commissioner Moser asked if they are willing to push wing wall twelve to sixteen feet. Mr. Graham stated he is ok with 14 feet.



*Motion made by Commissioner Moser, Seconded by Commissioner Coleman to close the public hearing and approve item Z210304 per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

*Motion made by Commissioner Moser, Seconded by Commissioner Coleman to close the public hearing and approve item SU210302/S210305 per staff recommendations and an increase to the wing wall to 14 feet. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

18. SU210402/S210407 – Specific Use Permit/Site Plan - Residence Inn by Marriott (City Council District 2). Specific Use Permit and Site Plan for a hotel (STR 3: Upscale). A 2.655-acre portion of Lot 1R-2, Block C, within the EPIC West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas zoned PD-364 within the 161 Corridor overlay between Main Event and the Burlington clothing store

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant seeks a Specific Use Permit and Site Plan approval to permit the construction of an upscale hotel. The zoning of the site is a Planned Development (PD-364) which designates the base zoning as Commercial (C). Additionally, the PD designates the subject site as a “Junior Anchor Lineup / Multi-Tenant In-Line Building.” This designation places an intended maximum building height of 25 feet on this location. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.*

*The applicant is requesting the following variances:*

- 1. Maximum Allowable Height – The 51-foot structure exceeds the 25 feet maximum set by the zoning requirements. The PD designates the subject site as a “Junior Anchor Lineup / Multi-Tenant In-Line Building.” This designation places an intended maximum building height of 25 feet on this location. Additionally, Commercial zoning district has a maximum height of 25 feet.*
- 2. Maximum Floor Area Ratio (FAR) – The proposed site has a FAR of 1.56, which exceeds 0.5 that is allowed.*
- 3. Architectural Requirements of Appendix F – The proposal does not include the required architectural embellishments such as arcades, roofs, alcoves, porticos, and awnings.*

- ~~4. Entry Features for Hotels – Building entrances are required to include arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from sun and inclement weather. Entrances are to be treated as signature elements that include architectural elements such as pediments, columns, porticos, overhangs, and include a porte-cochere or covered area. A design element is also required such as a water feature, sculpture, or public art proportional to the primary entrance and located at the entrance.~~

*The applicant met with staff on April 8, 2021 and indicated the intent to revise the plans to reduce the number of required variances and shift the site to increase the distance between the building and adjacent homes. Staff will present the revisions during the Planning and Zoning Commission meeting. Staff is unable to recommend support of the request. As noted, the applicant intends to revise the current plans to reduce the number of required variances and shift the site to increase the distance between the building and adjacent homes. The revised plan will be presented at the April 12, 2021 Planning & Zoning Commission meeting.*

*Commissioner Smith stated she is concerned about rushing the approval and suggested the applicant going back to the drawing board to work on the variances. Commissioner Self stated he agrees with Commissioner Smith.*

*Applicant Will Winkelmann 8814 Sanshire Dr. Dallas TX., stepped forward representing the case, he stated he is here to answer any question and they have worked very hard on the variances and brought it down from four to two variances.*

*Commissioner Spare asked if the trees could be put on something to make them taller. Mr. Winkelmann stated he can try but only in a specific area due to existing utility lines.*

*John Weber Sr. 16000 Dallas Pkwy Dallas TX., stepped forward representing the case, he stated this is a high-quality hotel and it is the right hotel for this location.*

*Motion made by Commissioner Smith, Seconded by Commissioner Perez to close the public hearing and approve item SU210402/S210407 per staff recommendations. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*

19. SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas zoned PD-365 within the Lake Ridge Corridor with an approximate address of 2050 Mansfield Rd

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant seeks a specific use permit and site plan approval to permit*



*the drive throughs associated with this retail/restaurant development. The zoning of the site is a Planned Development (PD-365) which designates the base zoning as General Retail (GR). The proposed retail and restaurant uses are permitted with the GR zoning district. A Specific Use Permit (SUP) is required for a drive through within the Lake Ridge Corridor.*

*The applicant is requesting the following variances:*

- 1. 25% covered walkways, awnings, canopies, or porticos on all facades – Metal canopies and awnings are proposed on three facades, but there are none on the rear elevation.*
- 2. 50% window coverage on all sides – The applicant is providing 46% when calculated according to length.*

*DRC recommends approval of the Site Plan and staff has no objections to the variances.*

*Applicant Matthew Thomas 2507 Heather Glenn Ct. Colleyville TX., stepped forward representing the case.*

*Commissioner Spare asked if it is possible to flip the buildings so the drive thru can be located on the northside. Mr. Thomas stated it can be looked in to.*

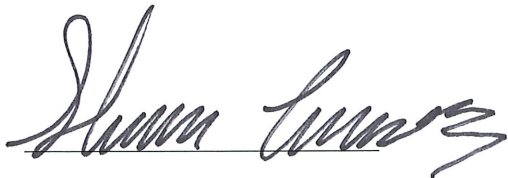
*Kevin Cho 2711 LBJ Fwy 720 Dallas TX., stepped forward representing the case, he stated the drive thru was added because due to the pandemic, to have other options to serve the customers. The proposed tenant wanted the drive thru on the corner that was presented to the commissioners, but it is something they can explore.*

*Motion made by Commissioner Spare, Seconded by Commissioner Self to close the public hearing and approve item SU210303/S210307 per staff recommendations and the drive thru not be located on the southside but flipped over to the north. The motion carried 8-0.*

*Voting Yea: Chairperson Connor, Vice Chairperson Moser, Secretary Smith, Commissioner Hedin, Commissioner Spare, Commissioner Perez, Commissioner Coleman, Commissioner Self*


## **ADJOURNMENT**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:36 p.m.

A handwritten signature in black ink, appearing to read "Shawn Connor", with a stylized, cursive script.

Shawn Connor, Chairperson

ATTEST:

A handwritten signature in dark ink, consisting of a stylized 'C' and 'S' joined together, written over a horizontal line.

Cheryl Smith, Secretary