



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 26, 2021 AT 5:30 PM

MINUTES

P&Z COMP PLAN WORKSHOP - 5:30 PM

Freese and Nichols, David Jones and Eleana Tuley gave a PowerPoint presentation.

Commissioner Hedin applauded the city and staff for starting this process.

Commissioner Moser stated he believes this is a unique opportunity to build smart and suggested a cost benefit analysis to be completed.

BRIEFING SESSION - 6:30 PM

Call to Order

Chairperson Connor called the Briefing meeting to order at 6:47 p.m.

PRESENT

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

Agenda Review

4. S210408 - Site Plan - GSW Crossing Mixed Use (City Council District 4). Site Plan for a Mixed-Use development for general retail, neighborhood services, office, and residential mixed uses which include apartments and townhomes on 11.56 acres. Tract 1F3, M. Hunt Survey, Abstract 757, City of Grand Prairie, Dallas County, Texas. Zoned PD-366, within the I-20 Corridor Overlay District and located near the southwest corner of Bardin Rd. and S Great SW Pkwy. west of ALDI

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Spare stated his concern about a road running behind the townhomes. Mrs. Woods stated it is an alley way.

6. Z201203/CP201202 - Zoning Change/Concept Plan – Hybrid Housing and General Retail at Belt Line and Marshall (previously called Grand Prairie Multi-Family) (City Council District 3). Zoning Change and Concept Plan for a Hybrid Housing (Build to Rent) 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

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

9. SU210403/S210409 – Specific Use Permit/Site Plan – Hotel at 2478 W. Main St. (City Council District 1). Specific Use Permit and Site Plan for a hotel (Motel 6: STR 6-Economy) Lot 21R2, Block 1, Dalworth Park Addition located on the northeast corner of the intersection of W Main St. and NW 25th St. with an approximate address of 2478 W Main St., City of Grand Prairie, Dallas County, Texas zoned Light Industrial (LI) on 1.13 acres

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

COVID Meetings Update

Planning and Development Director Rashad Jackson stated there isn't any new updates to be given.

REGULAR MEETING - 7:00 PM

Call to Order

Chairperson Connor called the meeting to order at 7:01 p.m.

PRESENT

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

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 item one per staff recommendations. The motion carried 9-0.

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

1. Approval of Minutes of the April 12, 2021 P&Z meeting

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Moser, Seconded by Commissioner Coleman to table item two to the next P&Z meeting of 05-10-21 per staff recommendations. The motion carried 9-0.

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

2. S210410 - Site Plan - 1600 Great Southwest Parkway (City Council District 1). Site Plan for a 298K SF industrial warehouse building on one lot on 16.53 acres. Being 16.53 acres on one tract with roughly 65% in City of Grand Prairie city limits and 35% located in City of Arlington. 16.53 acres situated in the T. Holland Survey, Abstract 750, GSW South GWISD Site 99, City of Grand Prairie & City of Arlington, Tarrant County, Texas, generally located west of S. Great Southwest Parkway and 474 feet north of W. Marshall Drive, specifically addressed at 1600 S. Great Southwest Parkway. Zoned (LI) Light Industrial District in Grand Prairie and (IM) Industrial Manufacturing District in Arlington

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

3. S200902A - Site Plan – West Oakdale III (City Council District 1). Site Plan Amendment for an industrial warehouse/office development on one lot on 27.7 acres. Being 27.7 acres consisting of multiple tracts situated in the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), generally located south of E. Oakdale Road, approximately 1,650 feet west of N. Belt Line Road, addressed as 118 E. Oakdale Road

Senior Planner Charles Lee presented the case report and gave a Power Point presentation. He stated the applicant intends to construct two office/warehouse buildings on 27.7 acres. This proposal amends the previously approved site plan for a single office/warehouse building on 19.3 acres. City Council must approve a Site Plan for any project involving industrial uses or that is located within a Planned Development District. Development at this location requires

City Council approval of a Site Plan because the property is for industrial use and zoned PD-39. 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, distributionlogistical related developments exceeding five acres in size. The proposal includes two warehouse/office buildings. Both buildings are speculative facilities and tenants have not yet been identified. Two commercial driveways will provide direct access to the site from W. Oakdale Road to the site. A 26 ft. wide fire lane circles the development. • Building A is a single-loaded, 179,652 sq. ft. warehouse building with the truck docks facing west. • Building B is a double-loaded, 297,623 sq. ft. warehouse building with truck docks on the west and east sides of the building. • 50 trailer storage spaces are located between Building A and Building B.

Variances

1. *Maximum Parking – the proposed number of parking spaces exceeds the allowed maximum number of spaces. The Development Review Committee (DRC) recommends approval.*

No further discussion was made.

Motion made by Commissioner Moser, Seconded by Commissioner Smith to close the public hearing and approve item S200904A per staff recommendations. The motion carried 9-0.

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

4. S210408 - Site Plan - GSW Crossing Mixed Use (City Council District 4). Site Plan for a Mixed-Use development for general retail, neighborhood services, office, and residential mixed uses which include apartments and townhomes on 11.56 acres. Tract 1F3, M. Hunt Survey, Abstract 757, City of Grand Prairie, Dallas County, Texas. Zoned PD-366, within the I-20 Corridor Overlay District and located near the southwest corner of Bardin Rd. and S Great SW Pkwy. west of ALDI

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. She stated the applicant is seeking Site Plan approval for a Mixed-Use development with two structures for general retail and neighborhood services as well as residential mixed uses that include 321 apartment units and 45 townhomes on 11.56 acres. The property is zoned Planned Development (PD-366), within the I-20 Corridor Overlay District and located near the southwest corner of Bardin Rd. and S Great SW Pkwy. west of ALDI. This Site Plan for a Mixed-Use development includes two commercial structures along Bardin Rd. One structure proposes six retail tenant spaces in a 7,200 square-foot building with the remaining 9,000 square-foot structure planned for four retail spaces and one restaurant. The multi-family portion of the development includes 321 units in a building that wraps around a structured parking garage. Lastly, 45 townhome units buffer the adjacent single family residential uses along the western and southern sides of the development. Additionally, both residential

components of the development are gated. Open space amenities include two dog parks, children's playground, perennial garden plaza, and outdoor dining areas. The amenity courtyard contains a grilling area, fire pit, outdoor dining area, playground, and lounge area. The second courtyard has a pool, cabanas, grilling area, fireplace, and movie area with lawn seating.

The applicant is requesting the following variances:

1. Minimum lot area variance:
 - a. Minimum lot area of 1,680-3,299 square feet – The applicant is proposing that 100% of the lots be within this range.
 - b. Minimum lot area of 3,300 or greater square feet – The applicant is proposing that 0% of the lots be at least this size.
2. Minimum lot width and depth variance – Article 6 allows for a maximum of 30% the lot widths to be between 21-29 feet. The applicant is proposing that 100% of the lots be within this range. Article 6 allows for a minimum lot depth of 80 feet. The applicant is proposing that 100% of the lots be 40 feet.
3. 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 of building D.
4. 50% window coverage on all sides – The applicant is providing 34% when calculated according to length for building D and 31% for building E.

The Development Review Committee (DRC) recommends approval of the Site Plan and staff has no objections to the variances.

Commissioner Connor asked if there will be access to this development through Aldi's. Mrs. Woods stated its a cross access easement and not meant to be a primary.

Commissioner Moser inquired about the variance for the minimum lot area.

Commissioner Spare asked about the length of the fire lane. Mrs. Woods stated applicant is here to answer question. Mr. Spare asked if developer has met with homeowners. Mrs. Woods stated that would be another question the developer could answer.

Hamilton Peck 2507 Croft Creek Cir Grand Prairie TX., stepped forward representing the case, he stated he tried to match the zoning case to the site plan as close as possible. He originally had the garages in the front but decided to change it to the back to allow pedestrians to walk around the development and the alley is a 24 ft fire lane with a 6ft landscape buffer.

Commissioner Spare asked if he has met with the homeowners. Mr. Peck stated he knocked on doors on a Sunday morning and not a single person answered. Mr. Spare inquired about the masonry wall. Mr. Peck stated he will speak to homeowners to see if he would either replace or

place masonry wall next to existing fence. Commissioner Smith suggested for the applicant to follow up with a letter to homeowners. Mr. Peck stated he could follow up with a letter including the site plan.

Motion made by Commissioner Smith, Seconded by Commissioner Coleman to close the public hearing and approve item S210408 per staff recommendations. The motion carried 9-0.

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

PUBLIC HEARING

5. TA210401 - Text Amendment to Article 6: Density and Dimensional Requirements, Article 10: Parking and Loading Standards and Appendix W: Residential Development Standards of the Unified Development Code to cleanup formatting errors, eliminate duplicate sections, revise conflicting language, and update carport standards

Planner Jonathan Tooley presented the case report and gave a Power Point presentation. He stated the purpose of this request is to amend Article 6, Article 10, and Appendix W of the Unified Development Code to eliminate inconsistencies, duplicate sections, and errors in referencing other Articles. The proposed amendments will clean up existing language and make it easier for staff, citizens, and developers to understand the UDC. Staff has consolidated information into the appropriate sections and provided reference points throughout the UDC to point reviewers to the correct corresponding section. During staff's review, if there was conflicting language between two sections, staff kept the most recently updated section and removed the outdated section. Additionally, this amendment will update carport material standards to reflect the requirements of HB 2439 which prohibits municipalities from regulating building materials. Also, staff is proposing to clean up the width requirements for carports which is located Article 6. Currently the standard states that carports can either be a maximum of 26 feet or 30 percent of the width of the home. As written, the provision is vague and not easily enforceable. Staff is proposing to eliminate the 30 percent width requirement, and only having the straight 26 ft width requirement. Staff conducted a brief review of other cities and most cities do not have width requirements, but only size limitations. The proposed change will make it easier for citizens to understand what is required. The Development Review Committee (DRC) recommends approval.

No further discussion was made.

Motion made by Commissioner Moser, Seconded by Commissioner Perez to close the public hearing and approve item TA210401 per staff recommendations. The motion carried 9-0.

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

6. Z201203/CP201202 - Zoning Change/Concept Plan – Hybrid Housing and General Retail at Belt Line and Marshall (previously called Grand Prairie Multi-Family) (City Council District 3). Zoning Change and Concept Plan for a Hybrid Housing (Build to Rent) 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

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. She stated the purpose of the request is to rezone the property from General Retail and Single Family-Four to a Planned Development District for General Retail and Hybrid Housing (Build to Rent) Uses. The applicant is proposing a Hybrid Housing (Build to Rent) development on 23.10 acres. The remaining 8.46 acres is designated for General Retail Use. The Concept Plan depicts 151 single family detached units on a single lot. The proposed units include one-bedroom, two-bedroom, and three-bedroom units. The site is accessible from two points on S Belt Line Rd and one point on Marshall Dr. The proposal includes a clubhouse with a pool and internal walkways. Each unit will have a private back yard. The Parks, Arts, and Recreation Department is requesting an easement along Plattner Creek for a future trail that will connect to Mi Familia Park, west to McFalls Park East, and eventually EpicCentral. The developer is willing to provide an easement for the trail segment. The final alignment of the trail and width of the easement will likely impact the layout and final number of units. The developer is proposing to create an open space amenity featuring the existing pond with trails and amenities.

The applicant is requesting the following variances.

1. Access to a Private Access Drive – Appendix W requires that all units must have access to a private access drive. Not all of the proposed units have access to a private access drive.
2. Two Garage Spaces for Each Unit – Appendix W requires a minimum of two garage spaces for each unit with two or more bedrooms. Single bedroom units may provide one garage space. The applicant is not proposing any garages.
3. Directly Accessible Garages – All garages shall be directly accessible to the living area of the residential units unless the location and size of the detached garage units are specifically approved by City Council. The applicant is not proposing any garages.
4. Perimeter Fencing and Gated Entry – The applicant is not proposing perimeter fencing or a gated entry.

The proposed request is generally in line with the existing zoning but has increased the proposed density on the northern residentially zoned portion of the property. The existing zoning allows for Low Density development. The request proposes a change to a Medium Density Residential hybrid housing product for this area. The Future Land Use Map designates the entire property as Commercial. Due to this fact, staff cannot fully support the request but

notes the overall project is similar to the general retail and single-family residential intent of the zoning map.

Douglas Fuller 1756 Ridgemar Dr. Grand Prairie TX., stepped forward in opposition, he stated he is well within the distance of this property and he didn't receive the public notice letter in the mail, and he was only aware of this item because of a neighbor mentioning it to him. He is concerned about the parking overflowing into his neighborhood and the commercial across Beltline.

Joy Frazier 1719 Ridgemar Dr Grand Prairie TX., stepped forward in opposition, she stated she appreciated the Town Hall meeting with the developer and Mike Del Bosque and likes the proposal more than the first one but would like to see more changes made. She reminded the commissioners of the petition from the previous meeting where 368 signatures were recorded in opposition. She is still concerned about there being no perimeter wall and not enough retail parking.

Commissioner Spare stated he is not in favor of the project and it means a lot to see residents come forward and express their concerns. He dislikes the project not proposing any garages or the perimeter wall, but he is in favor of the pond and greenspace and believes this development does not make sense at this location.

Commissioner Smith stated she agrees with Commissioner Spare and asked to consider the 300 plus signatures in opposition.

Commissioner Connor stated he is in agreeance with commissioner Spare and Smith. He also inquired about the petition. Assistant Attorney Tiffany Bull recommended a new petition.

Commissioner Fedorko stated he is conflicted because he grew up in this part of Grand Prairie and understands both point of views.

Commissioner Perez stated she is in favor of the development. The developer has listened to the neighbors' concerns and has made many changes to please the residents like removing the music venue, speaking to Parks and Recreations for ideas, to going from three story apartments to one story hybrid housing. She mentioned speaking to some residents in the area and heard some change their mind to in favor of the current proposal. She asked for residents to give it a chance and believes this development is great at this location.

Commissioner Moser stated he was against the project at the beginning but likes the changes that were made. He would like to see the developer to revisit the idea of adding fencing and garages.

Ravi Mehta 125 E. John Carpenter Freeway Irving TX., stepped forward representing the case, he stated they did originally have fencing but felt it was not cohesive with the pond, so they decided to remove it but is willing to look into putting it back. They really tried listening to the community and bring back everything they requested and that is how they ended up with the concept plan in front of you.

Commissioner Hedin inquired for their intake on adding garages to protect the residents' vehicles. Mr. Mehta stated it can always be looked at. Mr. Hedin stated he is in favor and understands the concerns for traffic. Mr. Mehta stated there was a traffic study done and it was in compliance with the project and is willing to share those results.

Commissioner Fedorko stated he believes he would get more support from residents if he would lose some units and provide garages.

Commissioner Self stated he believes the developer has gone above and beyond and believes if the developer would address the perimeter fence and garages, it would go a long way.

Planning Development Director Rashad Jackson suggested the developer providing a perimeter fence along Beltline and the south entry way.

Commissioner Spare reminded commissioners this is a request for a zoning change and not a Site Plan. Ms. Ware stated the zoning request is for Single Family Townhouses. Mr. Jackson stated a variation of these requirements are being asked by the developer. Mr. Spare stated all variances are going against the zoning.

Motion made by Commissioner Spare, Seconded by Commissioner Smith to close the public hearing and approve item Z201203/CP201202 with the following changes 1. All units have access to private drive. 2. All units have accessible garages to meet standards. 3. Perimeter fencing to be done at reasonable level. 4. None of the variances approved. The motion failed 2-7.

Voting Yea: Secretary Smith, Commissioner Spare

Voting Nay: Chairperson Connor, Vice Chairperson Moser, Commissioner Coleman, Commissioner Perez, Commissioner Fedorko, Commissioner Self, Commissioner Hedin

Motion made by Commissioner Perez, Seconded by Commissioner Moser to close the public hearing and table item Z201203/CP201202 to next P&Z meeting of May 10, 2021.

Commissioner Fedorko suggested to allow developer more time to come up with a better plan.

Motion made by Commissioner Perez, Seconded by Commissioner Moser to close the public hearing and amend previous motion to table case Z201203/CP201202 to the P&Z meeting of May 24, 2021 to address commissioners concerns. The motion carried 9-0.

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

7. 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 approximately 40 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

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. She stated the purpose of the request is to rezone the property from Agriculture District to a Planned Development District for Commercial, Office, Mixed-Use, and Multi-Family Uses. The applicant is proposing to create a Planned Development District for Commercial, Office, Mixed-Use, and Multi-Family Uses on approximately 41 acres. The concept plan depicts 19.62 acres of commercial/office uses on the north and south ends of the property. The middle 20.17 acres are designated for mixed-use/multi-family uses and includes a common open space amenity. The proposed standards allow shared parking between tracts 2,4,5 and 6 (commercial/office & multi-family). Additionally, the applicant is proposing that any parking located on internal drives be counted toward the required off-street parking. The concept plan depicts nine multi-family buildings with the possibility of 525 units at a density of 26 units per acre. As shown on the concept plan, the northern multi-family building includes a mixed-use component, requiring 5,000 square feet of non-residential uses on the first floor. A perimeter fence with gated entry is required to secure multi-family developments. The applicant is not proposing a perimeter fence. The concept plan depicts almost 20 acres with Commercial/Office zoning north and south of the proposed multi-family tract. All Commercial/Office districts will follow the requirements of General Retail outlined in the Unified Development Code. The applicant is proposing taller height allowances for properties developed for office space. All uses allowed would be those listed under the General Retail designation in Article 4. The applicant is proposing a common space amenity intended to be used by multi-family and commercial/office users. The one-acre open space amenity is designed as an area for future special events. The applicant is proposing development standards that will require amenities such as seating, active water feature, artwork, seasonal plantings, textured paving, decorative streetlights, and electrical hookup for programming. This area will have pedestrian walkways that will connect this area to the adjacent multi-family, commercial, and office sites. The applicant is proposing an urban style design for internal streets that includes angled on-street parking and canopy trees. The applicant has also designated two locations for common entry elements such as towers with decorative landscaping and hardscaping. The proposed concept plan also includes a trail along Davis Drive which will be open to the public and include enhanced plantings. The design of the Davis Drive realignment has significantly reshaped the northern portion of the property. Typically, larger developments require a Traffic Impact Analysis (TIA) with the zoning/concept plan, but the applicant will be completing the TIA at the site plan stage when the final design of Davis Dr is available.

VARIANCES:

1. Percentage of One-Bedroom Units: Appendix W limits the percentage of one-bedroom units to 60 percent. The applicant is proposing 70 percent.

2. Front Setback for Multi-Family Building facing Davis Road: Article 6 requires that multi-family zoned properties have a minimum front setback of 30 feet. The applicant is requesting 20 feet.
3. Rear Setback for Multi-Family Buildings: Article 6 requires 45 ft + 1 foot for every foot over 35 feet in height. The applicant is proposing 15 feet.
4. Rear Alley Setback for Multi-Family Buildings: Article 6 requires 30 ft + 1 foot for every foot over 35 feet in height. The applicant is proposing 10 feet.
5. Interior Side Setback for Multi-Family Buildings: Article 6 requires 45 ft + 1 foot for every foot over 35 feet in height. The applicant is proposing 15 feet.
6. Maximum FAR for Office Uses: Article 6 requires a maximum FAR of .25:1 for Office uses. The applicant is proposing .50:1.
7. Maximum Height for Office Uses: Article 6 requires a maximum height of 25 feet. The applicant is proposing 50 feet.
8. Minimum lot depth for Parcels 2 & 5: Article 6 requires a minimum lot depth of 100 feet for General Retail uses. The applicant is proposing none.
9. Front Setback for Drives B, C, D, and E for Parcel 2 & 5: Article 6 requires a minimum front setback of 25 feet for General Retail uses. Applicant is proposing 15 feet.
10. No Perimeter fence for Multi-Family District: Appendix W requires that Multi-Family developments provide a perimeter fence. The applicant is proposing partial perimeter fence, while utilizing the buildings as screening/fence.

Staff is unable to recommend approval of the request because it partially conflicts with the FLUM. However, the proposed mix of uses could be appropriate for this location.

Commissioner Hedin asked if the proposal fits the Freese and Nichols Comp Plan. Ms. Ware stated multiple things are consistent with the Comp Plan.

John Carter 3001 Knox St. Dallas TX., stepped forward representing the case and gave a PowerPoint presentation.

Aaron Duncan 2001 N Lamar Dallas TX., stepped forward representing the case and continued the PowerPoint presentation.

Commissioner Spare stated he has worked with Hanover in the past through Mira Lagos and they have always honored everything they said they would do. He believes this is a good start to the Freese and Nichols Comp Plan.

Motion made by Commissioner Spare, Seconded by Commissioner Moser to close the public hearing and approve item Z201101/CP201101 per staff recommendations. The motion carried 9-0.

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

Break taken at 9:04p.m. and meeting resumed at 9:10p.m.

8. 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

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. She stated the applicant wishes to change the existing Commercial (C) to Single-Family Townhouse zoning with a minimum lot size of 1,680 square feet. In general, a zoning change allows the existing zoning map to be modified to permit the proposed development. This site was previously the location of the Johnson Mobile Home Park. During the last couple of years, the residential units have been moved off the site along with additional cleanup of the subject property. The proposed use is Townhouses with 129 lots on 14.43 acres. The minimum lot size is 2,125 square feet with an average lot size around 3,000 square feet. The applicant has requested variances for the lot area, lot depth and side yard on the corner lot which are detailed in the variance section. Each townhome will have a two-car garage and a 25-foot driveway along with a masonry brick exterior. The Concept plan includes 6-foot masonry screening wall along SH 161 and Shady Grove Road. Amenities include a 1,500-square-foot clubhouse, playground, and swimming pool. The site also leaves over an acre of open space associated with floodplain. The proposed floodplain reclamation area will be evaluated by engineering. The amenities and detention pond will be maintained by a homeowner's association.

The applicant is requesting the following variance:

1. Minimum Lot Area:

- 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 78% of the lots within this range.
- b. Minimum lot area of 3,300 or greater square feet – Article 6 allows for a minimum of 70% the total lots to be 3,300 square feet or greater. The applicant is proposing that 23% of the lots are 3,300 square feet or greater.

2. Minimum Lot Depth:

- a. Minimum lot depth of 80-99 feet – Article 6 allows for a maximum of 30% the total lot depths to be between 80-99 feet. The applicant is proposing that 41% of the lot depths within this range. Please note that the Concept plan includes 53 rear entry lots with lot

depths less than 100 feet. In general, the rear entry townhome provides a more attractive street façade.

- b. Minimum lot depth greater than 100 feet – Article 6 requires a minimum of 70% the total lot depths to be greater than 100 feet. The applicant is proposing 59% of the lot depths within this range. Please note that the Concept plan includes 53 rear entry lot with lot depths less than 100 feet. In general, the rear entry townhome provides a more attractive street façade.
3. Minimum side yard on street/corner of 15 feet – Article 6 allows for a minimum side yard on street of 15 feet. The applicant is proposing 10 feet.

Staff cannot recommend approval because the request conflicts with the FLUM.

Rodney Anderson 548 Edgeview Grand Prairie TX., stepped forward representing the cases, he stated they were able to address as many variances as possible. These units will be two - three story townhomes; they will start at 310k and will be owner occupied. There have been many commercial developers who have shopped this property in the last several years and it has not worked out and he believes the north side of Grand Prairie desires more rooftops.

Commissioner Moser asked how they would reclaim it out of the floodplain. Mr. Anderson stated you would bring in filled dirt. Mr. Moser stated he thought you could not do that. Mr. Jackson stated they would have to meet FEMA requirements.

Motion made by Commissioner Spare, Seconded by Commissioner Smith to close the public hearing and approve item Z210204/CP210204 per staff recommendations. The motion carried 9-0.

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

9. SU210403/S210409 – Specific Use Permit/Site Plan – Hotel at 2478 W. Main St. (City Council District 1). Specific Use Permit and Site Plan for a hotel (Motel 6: STR 6-Economy) Lot 21R2, Block 1, Dalworth Park Addition located on the northeast corner of the intersection of W Main St. and NW 25th St. with an approximate address of 2478 W Main St., City of Grand Prairie, Dallas County, Texas zoned Light Industrial (LI) on 1.13 acres

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. She stated the applicant seeks a Specific Use Permit and Site Plan approval to permit the construction of an economy hotel. The zoning of the site is Light Industrial (LI) which permits a hotel with an approved Specific Use Permit (SUP). 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 to eliminate such probable negative impacts.

VARIANCES:

1. Concentration of Economy/Independent Hotels within one mile – the existing number of hotels exceed the number allowed by the UDC. This hotel would be the 9th Economy/Independent Hotel within one mile.

Staff is unable to recommend approval of the request because the number of existing Economy/Independent Hotels already exceeds the number allowed by the UDC. However, new construction in this area could possibly encourage reinvestment into the surrounding community.

Commissioner Connor asked if the Unified Development Code was established before the other eight hotels were built or after. Mrs. Woods stated it was after.

Commissioner Fedorko inquired about the Police Departments stance on the Motel 6. Mrs. Woods stated staff has been in constant communication with the police department and they did receive an updated report and no feedback was given.

Commissioner Fedorko asked for the commissioners' support in the motel.

Mike Patel and Fred Gatela 2478 W Main St, stepped forward in support of this request.

Motion made by Commissioner Fedorko, Seconded by Commissioner Moser to close the public hearing and approve item SU210403/S210409 per staff recommendations. The motion carried 9-0.

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

10. Z210305/CP210305 - Zoning Change/Concept Plan - Double Oak MF (City Council District 6). Zoning Change creating a Planned Development District for multi-family use and a Concept Plan depicting 255 units in three buildings. 10.335 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, located east of SH-360 and north of Double Oak Ave

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. She stated the purpose of the request is to rezone 10.335 acres from PD-322A to a planned development district for multi-family use. PD-322A allows multi-family as a component of a vertical mixed-use development with non-residential uses on the first floor. PD-322A does not allow stand-alone multi-family development. The applicant is not requesting any variances. While the proposal is not consistent with the FLUM, the existing zoning does allow residential use that is part of a vertical mixed-use development. The proposal is for a stand-alone multi-family development. Staff is unable to recommend approval of this request

due to the FLUM inconsistency but notes the development could be feasible due to the available vacant commercial property in the area.

Jerry Lowery 2139 Shook Ave Dallas TX., stepped forward in support of this request and there to answers any questions.

Jordon Cox 2722 Routh St Dallas TX., stepped forward in support of this request and there to answers any questions.

Brandon Hopkins 2722 Routh St Dallas TX., stepped forward in support of this request and there to answers any questions.

Jacob Sumpter 519 E Border St Arlington TX., stepped forward in support of this request and there to answers any questions.

Ray Oujesky 201 Main St. Suite 2500 Fort Worth TX., stepped forward representing the case and gave a PowerPoint presentation.

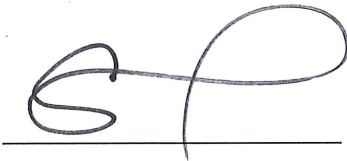
ADJOURNMENT

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 9:50 p.m.

A handwritten signature in dark ink, appearing to read "Shawn Connor", written over a horizontal line.

Shawn Connor, Chairperson

ATTEST:

A handwritten signature in dark ink, appearing to read "Cheryl Smith", written over a horizontal line.

Cheryl Smith, Secretary