

**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 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, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, and 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 April 27, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3, Block B (Commissioner Fisher/City Council District 1). Consider a request a Replat to create two lots from one. Located at 700 Timber Oaks Lane. Legally described as Prairie Oaks Park, Lot 2, Block B, City of Grand Prairie, Tarrant County, Texas. Currently zoned Multifamily-2. The applicant is Grayson CeBallos, Windrose Land Services.

PUBLIC HEARING TABLE ITEM #3- SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd.

Commissioner Connor made a motion to approve the minutes of April 27, 2020, approve consent agenda case RP200501 and table case SU200401/S200401.

Motion: Connor

Second: Perez

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #4- USP200501 – Unified Development Plan – Gibson Digital Sign (Commissioner Hedin/City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun.

Ms. Ware stated the applicant is requesting approval of a variance to allow for the construction of a 50 square foot electronic message center on an existing pylon sign. The existing Town & Country Furniture pylon sign is being refurbish for the Gibson's Apartment Complex. The existing sign consists of a 6'x21' and a 5'x22' sign. The pylon sign is consider legally nonconforming due to the changes in the sign code. Per Article 9, Sign Standards of the Unified Development Code, Electronic message center signs are only permit on monument signs. The addition of the EMC to the pylon would create a larger nonconformity, which requires a variance. The surrounding area impacted by the sign is entirely retail, commercial, and multi-family. Because the sign is along a primary arterial, staff believes the sign will not negatively detract from the area. Subject to approval of this application, an approved building permit will be required prior to the final inspection of the sign. As part of the building permit review process, Building Inspections will ensure that the sign complies with all regulations. Staff recommends approval of the Unified Signage Plan.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case USP200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Hedin

Second: Landrum

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

Nays: None

**Approved: 8-0**

Motion: **carried.**



## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

PUBLIC HEARING AGENDA Item #5 – Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture.

Ms. Ware stated the applicant is proposing a Planned Development District for Multi-Family and Commercial uses. The Concept Plan depicts two tracts totaling 19.73 acres. The applicant intends to develop 3.23 acres with I-20 frontage for commercial uses. The Concept Plan shows three restaurant/retail buildings and a central plaza. The applicant intends to develop 16.5 acres for multi-family use. The Concept Plan shows 14 residential buildings and one leasing/clubhouse building. A linear open space amenity runs through the multi-family tract and includes a trail that connects to another open space amenity designed around an existing pond. The applicant is proposing to develop the two tracts without a fence separating the commercial and multi-family uses. Gates will prevent vehicular access to the multi-family tract for non-residents but the open space amenity is design to be use by both residents and non-residents. A drive off the I-20 frontage road will provide access to both the commercial and multi-family developments. The applicant is proposing to use an existing drive off Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel. The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line. In conjunction with this development request, the applicant submitted a Traffic Impact Analysis to the Transportation Department. The purpose of a TIA is to analyze the impact of a proposed development on the existing road network and identify improvements necessary to mitigate impacts. The TIA indicates that the Lake Ridge Pkwy and I-20 intersections are currently operating beyond capacity. The proposed development would add additional volumes to this intersection. Staff worked with the applicant to develop on-site improvements, as well as identify long-term strategies to improve the overall efficiency of the network. The TIA recommends that the applicant do the following to mitigate development impact:

1. Install an eastbound right-turn deceleration lane at the intersection of I-20 Eastbound Frontage Road and Drive 1;
2. Restripe the QT access drive along Lake Ridge Pkwy to provide two outbound lanes and one inbound lane; and
3. Improve about 300 linear ft. of Vineyard Rd from the I-20 frontage road to the retail drive.

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

The TIA also identified two mitigations that would alleviate some existing and anticipated traffic issues:

1. Install a northbound free right-turn at the intersection of I-20 Eastbound Frontage Road and Lake Ridge Pkwy; and
2. Expand Lake Ridge Pkwy through the I-20 interchange from a six-lane arterial to an eight-lane arterial to improve operations at the two signalized intersections to an acceptable level of service.

Ms. Ware stated planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The applicant is requesting variances to the setbacks in order to position buildings around an internal open space amenity. This open space is unique in that it is intend as an amenity for residents and non-residents. The subject property is included in the 161 Focus Area in the 2018 Comprehensive Plan. The vision for this area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The Comprehensive Plan includes photos to illustrate the type and quality of development envisioned for this area. Staff is concerned that the depth of the commercial tract is not sufficient to create the type of development envisioned for this area. The property is within the I-20 Corridor Overlay District and is subject to Appendix F: Corridor Overlay District Standards. Appendix F is intend to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design. One of the goals is to promote alternatives to strip development. Staff is concerned that the depth of the commercial tract is not sufficient to create an alternative to strip development. In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being develop for multi-family.

Ms. Ware stated the Development Review Committee recommends approval of the variances to the internal side setback, rear yard setback, and required screening between tracts and the following conditions:

1. Any drive-through, including a coffee shop with a drive-through, shall require approval of a Specific Use Permit;
2. Multi-family development shall meet Appendix W. During Site Plan review, the applicant may request an increase to the number of one-bedroom units and a decrease in required garage parking if the building design meets Appendix W recommendations;



## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

3. The location, character, and amount of open space shall be consistent with what is shown on the Concept Plan;
4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

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

Tommy Mann with 500 Winstead, Dallas, TX, gave a presentation to the commission, he said they did meet with about 10 to 15 of the surrounding neighbors at the church, which lasted about three hours. He stated the future land use map calls for this area to be commercial, but if you look at the entire site, it would not be feasible for commercial uses, the southern portion of the land could not be utilize and it would also mean that Vineyard Road would need to be improved, which would add a lot more traffic. He said the current zoning does not comply with the FLUM.

Eric Clayton with JLH Inc. Loop 9 Joint Venture, 1209 Fairmont Avenue, Fort Worth, TX, owns the property and has waited a long time to develop this property and for I-20 to be reconstructed.

Chairman Spare asked if they would be keeping the large trees already on the site. Mr. Clayton replied yes.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated they would be constructing a luxury multi-family development with high-end amenities. They invite the neighborhood to visit one of their other developments in the area. He stated there would be a 6 ft. masonry wall along Vineyard Road and doubling the tree line, so the building would actually be set far back away from the residential homes, along with a natural buffer at the south end of the development and the church. He stated they designed the development with the neighborhood in mind, leaving 7 ½ acres of green space.

Brian Shamburger with Kimley-Horn and Associates stated they have met with TXDOT and city staff and have addressed all of the issues. He said there would be very little traffic that would travel Vineyard Road. Mr. Shamburger presented a Trip Generation Comparison Chart.

Tommy Mann stated this is a very tough site to develop, there are many constraints on such a narrow piece of property, this plan calls for a 60 million dollar project. He thanked all of the homeowners and stated they would honor their commitment to the neighborhood.

Chairperson Spare asked with the increase of people and traffic, if this case is approve would there be a signal light between QT and the hotel. Brett Huntsman replied no, because of the

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

distance to I-20. Mr. Spare asked how long has this property been zoned for single family. Ms. Ware stated since 1984.

Chairperson Spare asked have they looked at a mixture of single-family housing and retail. Mr. Mann replied no, their team only works with multi-family developments, and there would not be enough developable land to construct single-family homes on this site.

Commissioner Smith stated there are many apartments constructed in the area and with the COVID19 and people losing their jobs, would there be enough people to fill the units. Ms. Ware stated North Texas is growing and people are relocating.

Mr. Sylvan stated they evaluate their portfolio daily, if people cannot afford homes this is what they need, they spend a lot of money on market studies for their type of communities. Mrs. Smith said the project looks nice, how much are the units. Mr. Sylvan stated the cost would be from \$1200 to \$2400 a month.

Commissioner Connor asked if there would be security onsite, and what is the plan to keep up the area when it starts to wear and tear. Mr. Sylvan said they would have onsite security. Councilman Copeland suggested they provide a police officer a unit free of charge to live at their complex for security reasons. People would also have a key card to drive onto the property. He also stated that the materials that are use today last longer and they build their complexes with high standards, they have a maintenance reserve fund to maintain the property.

Commissioner Landrum asked if they had changed any of the residences minds on the development. Mr. Sylvan stated he is not sure, but there were some design changes to accommodate the residences.

Commissioner Coleman said there seems to be a shortage of single-family homes, did they look at high-end condominiums the monthly cost to him for these units do not seem feasible. Mr. Sylvan stated single-family would not fit with the FLUM, and the price is what they are going for today.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated there is a difference in vision, yes, the area is unique, but their main concern is what is best for their families.

Timothy Neuverth, 4037 Vineyard Road, Grand Prairie, TX stated he has lived in this area since 2000 they really enjoy the street and the community, nice homes with large lots. He stated the applicant indicated the trees would stay, but believes the tree would need to come down once the development is constructed. He would like to see single-family homes, nice million dollar



## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

homes. He said there is already a lot of traffic in the area and this development does not sound appealing to him.

Chairperson Spare asked staff to address the trees. Ms. Ware stated the commission can make a recommendation the trees not be removed, but for every tree that comes down they must replace it with two other ones. Mr. Crolley said he is not aware of a tree survey conducted by the applicant, but can be a recommendation, and the applicant still needs to go through the site plan approval process.

Chairperson Spare said he does not see all the area be single family in the future, but the southern portion of this lot could be single family and the northern used for retail.

Commissioner Hedin noted there is already a QT and hotel which takes up the north part of the development, and asked if a homeowner would want to back up to these uses, he believes this is a very well thought out design for the area, but he does understand the neighborhoods concerns.

Commissioner Moser said he agrees with Mr. Hedin. He has look at this development very closely and agrees the property is not feasible for single-family it was zoned this way a long time ago before I-20 was constructed. This area is not consider the country anymore and the developer does have a good project, the owner has owned the land for a long time and is ready to develop. QT and the hotel are in support of this development and the developer is going over and beyond what is required, maybe Vineyard could be cull-da-sac. We need to consider staff's hard work and their recommendation he is not oppose to this development.

Donna Branum, 1009 West I-20, Grand Prairie, TX stated they visited one of the applicant's community and they were very impressed, but they support the Vineyard neighborhood. She said I-20 open in 1973.

Brent Branum, 1009 West I-20, Grand Prairie, TX stated his concern is the drainage that would come from all of the concrete being put in by this development. He said coming off the street between QT and the hotel is very dangerous.

Deborah Johnston, 1651 Ernie Lane, Grand Prairie, TX stated she lives on the west side of Lake Ridge and traffic is already horrible, she took a video of the traffic long before this development decided to come in this is not a good fit for this area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200303/CP200302 as presented and recommended by staff. The action and vote recorded as follows:

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

Motion: Moser

Second: Smith

Ayes: Connor, Hedin, Moser, Perez, Smith

Nays: Coleman, Landrum, Spare

**Approved: 5-3**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 – Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalist Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojy Haddad, Oakhollow Group.

Ms. Ware stated the applicant is proposing a Planned Development District for Single Family Residential. The Concept Plan depicts an internal road network that connects to Hanger Lowe Rd at two points. The developer will need to improve Hanger Lowe Rd to current standards at the time of platting. The applicant is proposing base zoning districts of Single Family-Four with the following modifications: The minimum lot width shall be 52 ft; The minimum lot depth shall be 116 ft.; and Front entry garages are allowed and may exceed 30% of the overall house frontage. Ms. Ware stated Appendix W requires a minimum lot width of 65 ft. and non-front entry garages. The applicant is proposing to match the adjacent development which includes narrower lots and front entry garages. The Harbour at Grand Peninsula is part of a larger master-planned residential community that includes a range of lot widths and sizes in different villages and was developed before the adoption of Appendix W. Appendix W requires wider lots, a minimum driveway length, and non-front entry garages to prevent parking issues and minimize the impact of garages on the streetscape. The proposal requires variances to Appendix W.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. Front entry garages shall include additional architectural elements such as, but not limited to, masonry infilled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs.
2. Carports are prohibited within the development.

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



## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

Mojoy Haddad with Oakhollow Group, 2500 NE Green Oaks Blvd., Arlington, TX stated he is a local developer and builder they provide high quality and high end developments. All of the home would be custom built to complement the existing neighborhood and have beautiful entrances onto their developments.

Commissioner Moser asked if he was the one that constructed the shopping center on south Cooper in Arlington it is a very nice development. Mr. Haddad replied yes that was his development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Smith

Second: Moser

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 –TA200401 – Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.

Ms. Ware stated staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers. In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce. This text amendment will add similar regulations to the Unified Development Code.

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

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

Alan Rubenstein, Real Estate Manager for Family Dollar & Dollar Tree stores for North Texas, 4501 Yacht Club Drive, Rockwall, TX. Mr. Rubenstein stated his intentions are not to be a troublemaker nor take up the commissioner time. He is speaking for himself only and asked that he be allowed to do his job, he has opened 9 stores in Grand Prairie over the years they are not a variety store, they are not grocery stores nor are they in the business as grocery stores they are an infill neighborhood store. He said this text amendment bothers him more as a citizen than a worker. He asked that this case not be approve.

Commissioner Moser and Commissioner Hedin stated they both agrees with Mr. Rubenstein.

There being no further discussion on the case commissioner Moser move to close the public hearing and deny case TA200401. The action and vote recorded as follows:

Motion: Moser

Second: Coleman

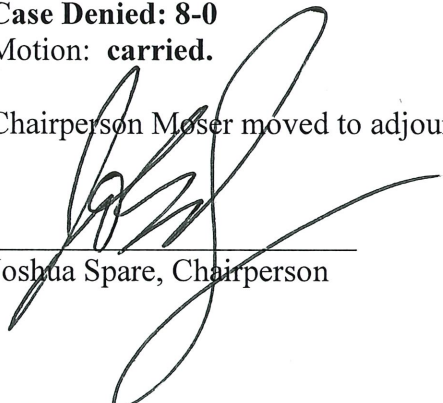
Ayes: Coleman, Connor, Hedin, Landrum, Perez, Moser, Smith, Spare

Nays: None

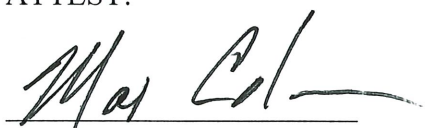
**Case Denied: 8-0**

Motion: **carried.**

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 8:44 p.m.

  
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Joshua Spare, Chairperson

ATTEST:

  
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Max Coleman, Secretary

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