



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 10, 2020**

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

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Bill Hills, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:35 p.m. and 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 July 27, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

Item #3 – P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Vice Chairperson Connor moved to approve the minutes, cases P190101 and P200302

Motion: Conner

Second: Moser

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

Nays: None

Approved: 8-0

Motion: **carried.**

ITEM #4 Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Ms. Ware stated the purpose of the request is to rezone the subject property to a Planned Development District for Single Family Townhome, Multi-Family and General Retail Uses. The applicant is proposing a Planned Development District for Single Family Townhouse, Multi-Family and General Retail Uses. The Concept Plan depicts the elements listed below.

- A proposed retail building on 3.89 acres that is accessible from two points on January Lane.
- Twelve multi-family residential buildings and one leasing/clubhouse building on 15.97 acres. The multi-family buildings are placed close to January Lane and configured to frame the primary internal drive and screen surface parking lots from view.
- The drive that connects to May Lane is for emergency access only with a secured gate at the property line and another secured gate closer to Building 13.
- Five clusters of townhome units on 2.74 acres. The townhomes are placed adjacent to existing single family homes to serve as a buffer between the homes and the higher density multi-family buildings.
- A central open space amenity featuring trails and the preservation of existing trees. This feature serves as a natural buffer to the adjacent single family homes.

The Development Review Committee (DRC) recommends approval.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Chairperson Spare asked Ms. Ware if she could go over the requirements of the covered and garage parking. Ms. Ware stated this is a conceptual plan at this stage of the parking requirements. Appendix W states 30% of the required parking spaces have to be garages and 20% carports and applicant has not requested any variances for parking at this moment.

Chairperson Spare asked would the townhomes be a separate zoning to avoid the applicant from changing the stories of the first building from two stories to four stories in the future and remain with the stair step concept. Ms. Ware stated concept plan ties them to developing townhomes at that location and they would not be able to build multi-family apartments.

Chairperson Spare asked do the four story buildings require for elevators. Mr. Crolley stated anything with four stories or higher would require for elevators.

Commissioner Smith asked is January Hill close to an industrial area. Ms. Ware stated there is a warehouse directly across from the project site.

Commissioner Coleman asked for Ms. Ware's opinion about the applicant requesting a variance for the gate. Ms. Ware stated Appendix W requirements states it has to have a gated entry but the design of the project seems to be driving the request for the variance and staff does not object to it.

Chairperson Spare asked if May Lane connects to this development. Ms. Ware stated there is an emergency access only gate on May Lane and residents living in the townhomes would not be able to enter or exit from that gate.

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

Hamilton Peck, Hamilton Commercial LLC, 2705 Concrete Cir. Grand Prairie TX. Mr. Peck stated the amount of internal open green space equates to two and a half football fields. Dalworth Creek runs right through the development area and they will leave it 100% undisturbed. Mr. Peck also stated he uses Lincoln Properties for all of his developments and they are the leaders in the area when it comes to looking at the market. He has noticed two things happen even before COVID 19, many young professionals move out of populated areas like downtown, uptown and seek the suburbs.

Vice Chairperson Connor asked who would be responsible for the up keep of the creek. Ms. Ware stated the creek would have to plat as a separate lot and it would need maintenance by an HOA organization. Vice Chairperson Connor asked Mr. Peck, what contingency plan he has for an HOA. Mr. Peck stated the creek would be part of the overall maintenance and landscaping plan.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

There being no further discussion on the case commissioner Moser, moved to close the public hearing and approve case Z200701/CP200701 as recommended by staff with additions of the townhomes following the stair step of two, three and four stories but for it not to exceed four stories.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING TABLE ~~ITEM~~ #5 SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

Ms. Ware stated the applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. Restaurants with a drive-through require a Specific Use Permit when located within a Corridor Overlay District. Development in a Planned Development District or Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-364 and within the SH-161 Corridor Overlay District. 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 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 intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. The site is accessible from Esplanade via shared access drives on properties to the north and south. The Site Plan includes the building, parking spaces, fire lane and access drives, and a

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

dumpster enclosure. The Development Review Committee (DRC) recommends approval with the following condition:

1. The developer shall provide an enhanced landscape area with plantings west of the building as a compensatory measure for 0% windows on the west facade. The enhanced landscape area shall be comparable to the areas shown in Attachment i - Examples of Enhanced Landscape Area.

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

David Gregory, Icon Consulting Engineers, Inc, 2840 W South Lake Blvd Ste. 110 Southlake TX. 76092. Mr. Gregory stated he has no problem enhancing the landscape on the west side and the reason why they are not building windows on that side is because the cooler/freezer sits on that end and it is not a nice view. ON the east side of the building, they are short of the required area. Mr. Gregory asked for consideration to allow less glazing then what it required by the code and approve the variance as presented.

Chairperson Spare asked Mr. Gregory if he is fine with the increase in landscape. Mr. Gregory stated most definitely.

There being no further discussion on the case commissioner Smith, moved to close the public hearing and approve case SU200802/S200802 per staff's recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

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

Nays: None

Approved: 8-0

Motion: **carried.**

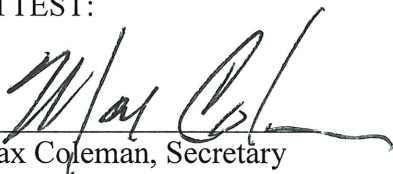
PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:21 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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