



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, OCTOBER 24, 2022 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:34 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez 6:21 (entered meeting at 6:21 p.m.)
Commissioner Quentin Pete Jr. (entered meeting at 6:26 p.m.)
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez

ABSENT

Commissioner Fedorko
Commissioner Martin Caballero

Agenda Review

6. STP-22-09-0048 - Site Plan - 702 E Davis (City Council District 5). Site Plan for a multi-family development with 40 residential units on 1.277 acres. Tract 45 of John W Kirk Survey, Abstract No. 726 and Lot 1, Block A, Fagan Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area, within Central Business District No. 2, and addressed as 702 E Davis St

Chief City Planner presented the case report and gave a power point presentation. Commissioner Madden asked if part of the existing building would remain as part of the new development. Ms. Ware stated yes. Chairperson Smith expressed safety concerns regarding the zero-foot setback. Ms. Ware stated that zero-foot setbacks are allowed on Main Street and staff has no concerns.

7. STP-22-09-0047 - Site Plan - Shady Grove Logistics Crossing (City Council District 1). Site Plan for three industrial warehouse buildings totaling 999,321 sq. ft. on 72.73 acres. Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD for LI, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E

Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation.

8. STP-21-11-0019 - Site Plan - Calvary Family Worship Center (City Council District 4). Site Plan for a 5,000 sq. ft. church building on 6.72 acres. Tract 4.4, S.T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas County, Texas, zoned PD-81, within the Lake Ridge Corridor Overlay and tentatively addressed as 4550 Lake Ridge Parkway

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. Commissioner Madden asked if they were filling in the pond. Ms. Ware stated that was a question for the applicant. Chairperson Smith asked if they've contacted surrounding residents. Ms. Ware stated that was a question for the applicant.

9. STP-22-09-0046 - Site Plan - Amavi Grand Prairie (City Council District 2). Site Plan for hybrid housing with 269 units on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing land with an approximate address of 2401 Kirbybrook

Senior Planner Dana Woods presented the case report and gave a power point presentation. Commissioner Madden asked if the northern section of the development backed up to the adjacent homes. Ms. Woods stated yes. Commissioner Madden asked if the steel fencing with masonry columns planned for along Mayfield Road matched the existing fencing along Mayfield Road. Ms. Woods stated that she believes that the steel fencing with masonry columns was generated by the classification of Mayfield Road, which is different from the other surrounding roadways. Ms. Woods stated she was not certain if it matched the existing fencing along Mayfield Road. Planning and Development Director Rashad Jackson stated that no it will not match, but that due to the size of the development it will be consistent to have this type of fencing on this particular parcel. Ms. Jackson stated that the single family detached housing on Kirbybrook that abuts the development will have individual fences. He also stated that the building that abuts the single-family homes along Longbow were designed to be two stories to address citizen concerns. Chairperson Smith asked for clarification on the definition of hybrid housing. Ms. Woods explained that the hybrid housing clarification is a matter of how the property is divided up. Chairperson clarified that the look of the property is the same throughout the property. Ms. Woods responded that the looks will be varied but that will be evaluated during the site plan approval process. Chairperson Smith asked how many hybrid housing development requests the city have evaluated. Mr. Jackson responded that we've received many in the past, but this is one of the few that have been designed to our current standards and have been made to look like a standard townhome development. Commissioner Gonzalez asked for clarification on the exits. Ms. Woods clarified where the entrance and exists were located.

10. SUP-22-09-0039 - Specific Use Permit/Site Plan - Quik Trip SEC Belt Line and I-20 (City Council District 2). Specific Use Permit/Site Plan for Quik Trip Convenience Store with Gas Sales on 2.0414 acres. Tract 6, Benjamin F Smith Survey, Abstract 1377, City of Grand Prairie,

Dallas County, Texas, zoned Planned Development (PD-16) within the I-20 Corridor Overlay District with an approximate address of 4005 S Belt Line Rd

Senior Planner Dana Woods presented the case report and gave a power point presentation. Commissioner Coleman asked if they could have an additional exit onto Interstate 20. Transportation Planner Brett Huntsman stated that the Texas Department of Transportation does not allow exits onto on-ramps. He also stated that because the site lacks enough frontage on Belt Line Road, it does not meet the spacing requirements in order to have two access points on Belt Line Road. As a result, he stated, there will only be one point of access for a site that is going to generate significant traffic. Chairperson Smith asked for clarification on the other three existing gas stations at the crossroads of Interstate 20 and Belt Line. Ms. Woods named the existing gas stations. Chairperson Smith asked for clarification on the staff recommendation to deny the application. Ms. Woods explained that Appendix F limits the density of gas stations within the corridor overlay districts. Ms. Ware explained that Appendix F was updated in 2018 with the intention of limiting the number of gas stations at intersections. Commissioner Coleman asked if they would be required to have a deceleration lane. Mr. Huntsman stated that they are proposing a deceleration lane with the driveway they are currently proposing. He noted there were multiple issues with the site that made it difficult to get multiple entrances, including the Dallas Property line being so near, and the flood plain on the site. Commissioner Coleman asked Mr. Huntsman if there was anything he would suggest to make this development more viable. Mr. Huntsman said that that a planned future median location would make this site more viable, but the applicant may not have seriously considered it due to cost. Commissioner Madden asked for clarification on the thought process behind the limitations on the density of gas stations in Appendix F. Ms. Ware stated it was due to City Council wanting to limit gas stations on every major intersection.

11. SUP-22-09-0038 - Specific Use Permit/Site Plan – Shake Shack at 1550 Mayfield Rd (City Council District 2). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.326 acres. Lot 1A, Block B, Epic West Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 and the IH-20 Corridor Overlay Districts, and addressed as 1550 Mayfield Road

Planner June Sine presented the case report and gave a power point presentation. Chairperson Smith expressed concerns about the elevations presented. Ms. Sin stated that the applicant was meeting the masonry requirements.

12. ZON-22-08-0023 - Zoning Change - Veterans Housing at 658 SW 3rd Street (City Council District 5). Zoning Change from General Retail (GR) to a Planned Development District for General Retail and Registered Group Home Uses on 2.49 acres. Tract 43, McKinney & Williams Survey, Abstract 1045, Page 660, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 658 SW 3rd Street

Senior Planner presented the case report and gave a power point presentation.

13. ZON-22-08-0024 - Zoning Change/Concept Plan - Heritage Towne (City Council District 6). Zoning Change from Agriculture and PD-399A for Multi-Family Use to a Planned Development District for Multi-Family Three and a Concept Plan depicting 411 dwelling units.

17.769 acres of land in the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned Agriculture and PD-399A, and addressed as 10889 Davis Dr

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. Commissioner Madden asked for clarification about the agricultural zoning and existing zoning. Ms. Ware explained one parcel is currently zoned agricultural and they are requesting to rezone it. The other parcel currently has multi-family zoning. The application is looking to create a planned development on both parcels and get approval for a concept plan for the entire development. Commissioner Madden asked for clarification on the setback variances being requested. Ms. Ware gave clarification on the variance request. Commissioner Coca asked which school district this property would be served by. Ms. Ware explained that she would have to research to be certain.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:33 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner Ana Coca
Commissioner Quentin Pete Jr.
Commissioner Michelle Madden
Commissioner Frank Gonzalez

ABSENT

Commissioner John Fedorko
Commissioner Martin Caballero

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

David Yaqubian 609 W Springdale Ln Grand Prairie, TX, stepped forward to give comments on his desire to see more traffic circles and roundabouts within the City of Grand Prairie.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one through five. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Coca, Commissioner Pete, Commissioner Gonzalez.

1. Approval of Minutes of the October 10, 2022, P&Z meeting

Approved on Consent Agenda

2. PLT-22-09-0090 - Preliminary Plat - Wildlife 3 Industrial (City Council District 1). Preliminary Plat of Lot 1, Block 6, and Lots 1-3, Block 7 Creating four non-residential lots on 73.47 acres. Tracts 1-3, and a portion of Tract 7, Benjamin Reed Survey, Abstract No. 1225, Page 330, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 701 W. Wildlife Pkwy

Approved on Consent Agenda

3. PLT-22-09-0096 – Residential Replat – Tyre Estates Addition (City Council District 1). Residential Replat of Lot 11-R, Block 8, Tyre Estates Addition, creating one residential lot on 0.237 acres. Lot 11, Block 8, Tyre Estates Addition and a portion of abandoned Truman Street Right-of-Way, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Four Residential District, and addressed as 841 Tuskegee Street

Approved on Consent Agenda

4. PLT-22-09-0091 – Residential Replat – Lots 1-R & 2-R, Block B and Lots 21-R & 22-R, Block C, Lake Crest No. 3 Addition (City Council District 3). Residential Replat of Lots 1-R & 2-R, Block B and Lots 21-R & 22-R, Block C, Lake Crest No. 3 Addition, creating four residential lots on 0.752 acres. Lots 1 & 2, Block B and Lots 21 & 22, Block C, Lake Crest No. 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 1837, 1838, 1841 & 1842 Avenue C

Approved on Consent Agenda

5. PLT-22-09-0095 - Preliminary Plat - Amavi Grand Prairie (City Council District 2). Preliminary Plat creating nine lots for a hybrid housing (build to rent) development with 269 units on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

6. STP-22-09-0048 - Site Plan - 702 E Davis (City Council District 5). Site Plan for a multi-family development with 40 residential units on 1.277 acres. Tract 45 of John W Kirk Survey, Abstract No. 726 and Lot 1, Block A, Fagan Addition, City of Grand Prairie, Dallas County,

Texas, zoned Central Area, within Central Business District No. 2, and addressed as 702 E Davis St

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant is seeking Site Plan approval for a multi-family development with 40 units. The Unified Development Code (UDC) requires City Council approval of a site plan for multi-family development to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

The applicant is requesting the following variance:

- *Front Yard Setback – Variance to the front yard setback to allow a 5 ft. segment of the building with a setback of 0 ft., and a 30 ft. segment of the building with a setback of 4.56 ft. The remainder of the building meets the 5 ft. setback requirement.*

The Development Review Committee (DRC) recommends approval with the condition that the applicant obtain a license agreement for the seven on-street parking spaces from the City of Grand Prairie. Approval of this site plan shall not be deemed as approval of the license agreement.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item STP-22-09-0048 with variances per DRC recommendation. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Coca, Commissioner Pete, Commissioner Gonzalez.

7. STP-22-09-0047 - Site Plan - Shady Grove Logistics Crossing (City Council District 1). Site Plan for three industrial warehouse buildings totaling 999,321 sq. ft. on 72.73 acres. Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD for LI, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to construct three office/warehouse buildings totaling 999,321 sq. ft. on 72.73 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. 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 externalities associated with large warehouses, outside storage, and distribution-logistical developments.

The applicant is requesting the following variances:

1. *Maximum Allowable Height for Building A – Variance to the maximum allowable height to exceed 50 ft. in order to construct a building with a height of 52.5 ft.*
2. *Maximum Parking Spaces – Variance to exceed the maximum allowable parking for all three lots.*

Development Review Committee (DRC) recommends approval.

Tyler Riek 8201 Preston Rd Grand Prairie, TX., stepped forward representing this case and there to answer any questions.

Chairperson Smith noted one speaker card submitted in support of this case.

John Taylor 9612 Broken Bow Dallas, TX.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item STP-22-09-0047 with variances. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Coca, Commissioner Pete, Commissioner Gonzalez.

8. STP-21-11-0019 - Site Plan - Calvary Family Worship Center (City Council District 4). Site Plan for a 5,000 sq. ft. church building on 6.72 acres. Tract 4.4, S.T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas County, Texas, zoned PD-81, within the Lake Ridge Corridor Overlay and tentatively addressed as 4550 Lake Ridge Parkway

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,000 sq. ft. church building on 6.72 acres. Site Plan approval is required for properties zoned Planned Development District or within an overlay district. Site Plan approval is required for this project because the property is zoned PD-81 and within the Lake Ridge Corridor Overlay District.

The applicant is requesting the following variances:

1. *Street Facing Windows – Variance to the required 30% windows to allow the west facade to be constructed with about 8% windows.*
2. *Overall Windows – Variance to the required 50% overall windows to allow the facades to be constructed with about 4% windows.*

The Development Review Committee (DRC) recommends approval.

Commissioner Madden asked why there were so few windows. Ms. Ware said it was due to the location of the seating area. Chairperson Smith asked if there was any communication from the residents. Ms. Ware stated she had received nothing in support or favor from residents.

Anthony Cheek 1961 Lone Star Mansfield, TX., stepped forward representing this case and there to answer any questions.

Commissioner Madden asked if there would be any access from the cul-de-sac. Mr. Cheek stated it would be emergency access only.

David Yaqubian 609 W Springdale Ln Grand Prairie, TX., expressed concerns about the lack of windows and recommended limiting proximity to the pond.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item STP-21-11-0019. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Coca, Commissioner Pete, Commissioner Gonzalez.

9. STP-22-09-0046 - Site Plan - Amavi Grand Prairie (City Council District 2). Site Plan for hybrid housing with 269 units on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing land with an approximate address of 2401 Kirbybrook

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to construct a hybrid housing (build to rent) development on 38.018 acres. The zoning of the site is Planned Development (PD-433) which permits the hybrid housing (build to rent) use. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

The applicant is requesting the landscaping related variances:

1. *One 3 Inch Caliper tree in front of a unit and two at location of choice - Required trees are 807 and 255 are proposed. Please note that 119 mitigation trees also have space requirements for planting.*
2. *One tree per 2,500 sq. ft. of developed area - Required trees are 663 where 567 are proposed that include 17 existing trees and 550 new trees.*
3. *30 gal. of shrubs per residence – 8,070 shrubs are required, where 6,474 are proposed.*

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

Aubrey Dym 5910 N Central Expressway Suite 1100 Dallas, TX., stepped forward representing this case and there to answer any questions. Ms. Dym gave a power point presentation and explained that the variances were due to site constraints.

Commissioner Madden asked why there was different fencing along Mayfield. Ms. Dym stated it was intended to soften the perimeter. Commissioner Pete asked for clarification on the types of floor plans offered and their price points. Ms. Dym gave a description of the different types of floor plans offered and their associated costs. Chairperson Smith asked about the gas well on the property. Ms. Dym explained that there would be a buffer to separate the townhomes from the gas well to ensure it was not a nuisance. Chairperson Smith asked about the variances on the landscape requirements. Ms. Dym explained the site constraints and stipulated they would attempt to soften the front as much as possible with landscaping.

Chairperson Smith noted three speaker cards submitted in support of this case.

Austin Duehring 5910 N Central Expressway Suite 1100 Dallas, TX.

Manny Rios 5910 N Central Expressway Suite 1100 Dallas, TX.

Kirby Logan 6160 Warren Parkway Suite 210 Frisco, TX.

Iris Hutson 3153 Long Bow Dr Grand Prairie, TX., stepped forward in support of this request.

David Yaqubian 609 W Springdale Ln Grand Prairie, TX., stepped forward in support of this request and suggesting using native plants for landscaping.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item STP-22-09-0046 with variances per DRC recommendation. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Coca, Commissioner Pete, Commissioner Gonzalez.

PUBLIC HEARING

10. SUP-22-09-0039 - Specific Use Permit/Site Plan - Quik Trip SEC Belt Line and I-20 (City Council District 2). Specific Use Permit/Site Plan for Quik Trip Convenience Store with Gas Sales on 2.0414 acres. Tract 6, Benjamin F Smith Survey, Abstract 1377, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-16) within the I-20 Corridor Overlay District with an approximate address of 4005 S Belt Line Rd

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the purpose of the request is approval for a Specific Use Permit/Site Plan for a Convenience Store with Gasoline Sales. Appendix F does not permit a Convenience Store with Gasoline Sales within half a mile of another. There are currently three Convenience Stores with Gasoline Sales within half a mile of the subject property. This request requires a variance

to the distance requirement. If variance is granted, all non-residential development must have a Site Plan approval by City Council. Additionally, this land use requires a Specific Use Permit approved by the Planning and Zoning Commission and City Council. 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 a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

The following variances are requested:

- 1. Landscape Buffer – Appendix F requires 30 ft. where 25 ft. is proposed along Belt Line and 8.5 ft. along IH-30.*
- 2. Distance Requirement - Appendix F does not permit a Convenience Store with Gasoline Sales within half a mile of another.*
- 3. Parking Maximum – Appendix F uses Article 10 with a maximum parking limit of 20 spaces. The applicant is proposing 43.*
- 4. 30% Window Coverage on Primary Facades - The west facade provides 22% and does not meet the 30% requirement.*

The Development Review Committee (DRC) and staff cannot support this request. Convenience Store with Gasoline Sales uses are not permitted within half a mile of another per the Unified Development Code. Additionally, The Traffic Impact Analysis (TIA) that was conducted for this development concluded there would be unacceptable levels of service (LOS) due to existing and generated traffic volumes. Feasible mitigation does not adequately improve LOS. Therefore, Transportation cannot support this development due to expected traffic issues.

Robert Drake 708 Hackberry Ridge Dr McKinney, TX., stepped forward representing this case and there to answer any questions. Mr. Drake gave a power point presentation and expanded on some of the challenges in developing this site.

Corey Vaughan 1100 N Industrial Blvd Euless, TX., stepped forward representing this case and there to answer any questions. He expanded on some of the mitigation tactics they were trying in response to the TIA concerns.

Chairperson Smith noted one speaker card submitted in support of this case.

Michael Potter 1120 N Industrial Blvd Euless, TX.

David Yaqubian stepped forward in opposition to this request. He noted his concern with the existing number of gas stations and the increased traffic the development would bring.

Commissioner Gonzalez asked how far drivers would have to go to be able to make a U-turn. Transportation Planner Brett Huntsman stated drivers would have to go to Camp Wisdom to complete a U-turn.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item SUP-22-09-0039 with variances. The motion carried 6-1. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Pete, Commissioner Gonzalez. Voting Nay: Commissioner Coca.

11. SUP-22-09-0038 - Specific Use Permit/Site Plan – Shake Shack at 1550 Mayfield Rd (City Council District 2). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.326 acres. Lot 1A, Block B, Epic West Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 and the IH-20 Corridor Overlay Districts, and addressed as 1550 Mayfield Road

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 3,500-sq. ft. drive-through restaurant with both indoor and outdoor seating. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, a drive-through restaurant requires a Specific Use Permit approved by City Council.

The applicant is requesting the following variances.

1. Number of Parking Spaces – Variance to the maximum allowed parking space of 20 to allow a total of 33 parking spaces.
2. Primary Entrance – Variance to allow the primary entrance to be located on the east elevation, which does not front a street.
3. Drive-through Lane – Variance to allow the drive-through lane to be located between the building and the street.
4. Windows on West and South Facades – Variance to the requirement that windows account for 30% of the west and south facades to allow the building to be constructed with 7.08% windows on the west facade and 17% windows on the south facade.
5. Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 25% of all facades.

The Development Review Committee (DRC) recommends approval. Staff finds that the variances are acceptable as they are the result of the lot configuration, establishing proper ingress/egress points, and the internal function of the building.

Melissa Balcerak 295 Luna Ln Erie, CO., stepped forward representing this case and there to answer any questions.

Derek Williams 1025 Preston Rd Plano, TX., stepped forward representing this case and there to answer any questions.

Commissioner Madden expressed concerns regarding the ingress and egress into and out of the development. Transportation Planner Brett Huntsman stated that this was the best configuration for queuing purposes.

Elliot Bogart 1782 W McDermott Dr Allen, TX., stepped forward representing this case and there to answer any questions. Mr. Bogart expanded explained they designed the site this way to address their queuing concerns.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item SUP-22-09-0038. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Coca, Commissioner Madden, Commissioner Perez, Commissioner Pete, Commissioner Gonzalez.

12. ZON-22-08-0023 - Zoning Change - Veterans Housing at 658 SW 3rd Street (City Council District 5). Zoning Change from General Retail (GR) to a Planned Development District for General Retail and Registered Group Home Uses on 2.49 acres. Tract 43, McKinney & Williams Survey, Abstract 1045, Page 660, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 658 SW 3rd Street

Senior Planner Charles Lee presented the case report and gave a power point presentation. He stated the purpose for the request is to rezone 2.49 acres from General Retail (GR) district to Planned Development District for General Retail and Registered Group Home Uses to allow for a Veterans Housing use within a former 29,415 sq. ft. skilled nursing and rehabilitation facility.

While the proposed use is inconsistent with the FLUM, the proposed use is consistent with other elements in the City's Comprehensive Plan. Therefore, the Development Review Committee (DRC) recommends the following conditions be applied if the Commission recommends approval of this request.

- *The applicant shall plant additional trees and shrubs along the street frontage and to the rear of the property to provide the amount of landscaping that would be required if this were a new development.*

Sergio Dickerson 13058 N. Hunters Circle San Antonio, TX., stepped forward representing this case and there to answer any questions. Mr. Dickerson gave a power point presentation on the services they provide.

Chairperson Smith expressed concerns regarding the proximity to the nearby school. Mr. Dickerson stated that they vet the individuals who come into the facility and explained their security protocols.

Tony Shotwell 309 NE 31 St, Grand Prairie, TX stepped forward in support of this case.

Chairperson Smith noted five speakers submitted in support of this case.

Kian Ghorbani 3118 E Main St Grand Prairie, TX.

Migdali Martinez 1633 E Main St Grand Prairie, TX.

Lee Owen 5024 Boulder Lake Rd Fort Worth, TX.

*Robert Flores 611 N Flores San Antonio, TX.
Steven Gonzalez 413 Oakmont Ln Fort Worth, TX.*

David Yaqubian 609 W Springdale Ln Grand Prairie, TX stepped forward in support of this case.

Motion made by Commissioner Pete, Seconded by Commissioner Coca to close the public hearing and approve item ZON-22-08-0023 per DRC recommendations. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Coca, Commissioner Madden, Commissioner Perez, Commissioner Pete, Commissioner Gonzalez.

13. ZON-22-08-0024 - Zoning Change/Concept Plan - Heritage Towne (City Council District 6). Zoning Change from Agriculture and PD-399A for Multi-Family Use to a Planned Development District for Multi-Family Three and a Concept Plan depicting 411 dwelling units. 17.769 acres of land in the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned Agriculture and PD-399A, and addressed as 10889 Davis Dr

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to rezone 17.769 acres from Agriculture and PD-399A for Multi-Family Use to a Planned Development District for Multi-Family Three. The applicant intends to construct a multi-family development with 411 units.

The applicant is requesting the following variances:

1. *Front Yard Setback – The applicant is proposing a front yard setback of 10 ft., when 30 ft. is required.*
2. *Rear Yard Setback for Accessory Structures – The applicant is proposing to construct carports within the rear yard setback.*
3. *Garage Parking: 30% of total required – The applicant is proposing 117 garage spaces, which is 19% of the required parking.*
4. *Maximum Percentage of One-Bedroom Units – The applicant is proposing 67% of one-bedroom units, when a maximum of 60% is allowed.*

Staff is unable to support the request because it is inconsistent with the FLUM. However, 11.9 acres of the site is already zoned for multi-family use.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the City's comprehensive plan.

Should the Planning and Zoning Commission recommend approval of the request, staff recommends that the development provide the required garages and meet the maximum percentage of one-bedroom units. Appendix W provides relief from these two requirements when developments meet the recommended building design standards. Building elevations will be reviewed as part of the site plan.

Chase Debaun 3972 Westcliff Rd Grand Prairie, TX stepped forward representing this case and there to answer any questions.

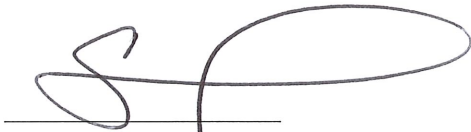
Commissioner Madden asked about the variance request to reduce the number of garages. Mr. Debaun explained that in other similar developments the garages were not being leased.

Motion made by Commissioner Coca, Seconded by Commissioner Pete to close the public hearing and approve item ZON-22-08-0024 per DRC recommendations. The motion carried 7-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Coca, Commissioner Madden, Commissioner Perez, Commissioner Pete, Commissioner Gonzalez.

David Yaqubian 609 W Springdale Ln Grand Prairie, TX stepped forward in support of this case.

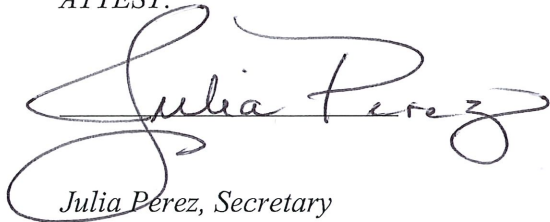
ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 9:05 p.m.

A handwritten signature in black ink, appearing to be 'CS', written over a horizontal line.

Cheryl Smith, Chairperson

ATTEST:

A handwritten signature in black ink, appearing to be 'Julia Perez', written over a horizontal line.

Julia Perez, Secretary