



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 22, 2021 AT 5:30 PM

MINUTES

Call to Order

Chairperson Connor called the Briefing meeting to order at 5:35 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

9. S210304 - Site Plan - The Sutherlands Phase 2 (City Council District 2). Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr

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

10. Z180602A – Zoning Change – EpicCentral (City Council District 2). Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use. Lots 1, 2, 3, and 4, Block 1, Lots 1 and 4, Block 2, Lot 2R, Block 3, Central Park Addition, and Lot 3R, Block 2, Lot 1, Block 3, Lot 2R, Block 3, and Lot 1R, Block 4 of Epic Central Phase III, and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH 161 Corridor Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl

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

11. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 72 lots on 7.7513 acres. The lot sizes range from 1,680 to 3,299 sq. ft with lot widths of 25-34 feet and 85-108-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Connor asked if applicant submitted application before the moratorium. Mrs. Woods stated yes. Commissioner Spare asked if the proposed units will be attached or detached. Mrs. Woods stated a conceptual plan was only given during the zoning change application but will make sure to get concrete information prior to city council. Mr. Spare asked for the size of the lots. Mrs. Woods stated they vary from 1,680 – 3,299 square feet. Commissioner Smith stated the applicant’s proposal seems a bit unprepared. Director Jackson stated staff has the same concern and applicant is here to answer those concerns.

12. SU180805A/S180803A - Specific Use Permit Amendment/Site Plan Amendment - Outside Storage at 1113 W. Oakdale Rd. (City Council District 1). Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road

Planner Jonathan Tooley presented the case report and gave a Power Point presentation. Commissioner Connor asked what type of screening the applicant is proposing. Mr. Tooley stated a masonry wall plus trees. Mr. Connor asked if there is a requirement for the size of the trees. Mr. Tooley stated no, there isn’t a standard on the size of the trees. Commissioner Spare asked will the masonry wall match the building. Mr. Tooley stated he isn’t aware, but applicant is here to speak on it.

13. Z210202/CP210202 - Zoning Change/Concept Plan -EB Timber Oaks (City Council District 1). Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres. Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive

Planner Jonathan Tooley presented the case report and gave a Power Point presentation. Commissioner Connor asked how many units are being proposed. Mr. Tooley stated 84 units.

COVID Meetings Update

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

Newest member of the commission Ken Self presented himself and stated he has lived in Grand Prairie over twenty-five years and works with IT for GreyStar.

RECESS MEETING

Chairperson Connor recessed the meeting at 6:15 p.m.

REGULAR MEETING - 6:30 PM

Call to Order

Chairperson Connor called the meeting to order at 6:32 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 Hedin to approve items one through five per staff recommendations. The motion carried 9-0.

1. Approval of Minutes of the March 08, 2021 P&Z meeting

Approved on Consent Agenda

2. P210306 - Minor Subdivision Plat - Diaz Estates, Lots 1 and 2, Block 1 Minor Subdivision Plat. Minor Plat of Lots 1 and 2, Block 1, Diaz Estates Addition, creating two residential lots on 40.076 acres. Lots 1 and 2, Block 1, Diaz Estates, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14349 County Road 511, Venus, Texas

Approved on Consent Agenda

3. P210307 - Final Plat - Hardrock Road Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Parker Road Addition, Lot 1, Block 1, dedicating roadway rights-of-way and creating one non-residential lot on 2.136 acres. Lot 1, Block 1, Parker Road Addition, situated in the

John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the SH-161 Corridor Overlay District and addressed as 3409 Hardrock Rd

Approved on Consent Agenda

4. RP210301 - Replat - Dalworth Park Addition, Lot 3R, Block 13 (City Council District 5). Replat combining two lots; Lots 3 & 4, Block 13, Dalworth Hills Addition, creating one single family residential lot on 0.143 acre. Lots 3 and 4, Block 13, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 317 NW 14th St

Approved on Consent Agenda

5. RP210303 - Replat - L. Cox and C. Hines Resubdivision, Lot 1R and Lot 2R, Block D (City Council District 1). Replat of Lot 1-R and 2-R, Block D, L. Cox and C. Hines Resubdivision, creating two non-residential lots on 4.817 acres. Lots 1, 2, and 3, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District and addressed as 2601 Hines Avenue

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Moser, Seconded by Commissioner Perez to table items six through eight to next P& Z meeting of 04-12-21 per staff recommendations. The motion carried 9-0.

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

Tabled

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 about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No.135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287

Tabled

8. SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand

Prairie, Dallas County, Texas zoned PD-365 within the Lake Ridge Corridor with an approximate address of 2050 Mansfield Rd

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

9. S210304 - Site Plan - The Sutherlands Phase 2 (City Council District 2). Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Ms. Ware stated the applicant intends to construct a multi-family development on 8.646 acres. Site Plan approval by City Council is required for any project involving multi-family use or within a Planned Development District. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use and zoned PD-294D. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The applicant is proposing to construct Phase 2 of the Sutherland, a 266-unit multi-family development. The development will be accessible from two drives off Robinson Rd. The southern drive is existing and provides access to Phase 1. This drive will eventually provide access to future commercial development to the west. The four residential buildings are placed close to the internal drives and arranged so that they enclose and screen the dumpster and most of the required parking. The proposal includes common amenities such as a clubhouse, pool, fitness area, dog parks, and bocce ball court. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Joyce Stanton 908 W Main Arlington TX., stepped forward representing the case and gave a Power Point presentation, she stated there will be 173 one-bedroom units and 92 two-bedroom units. The amenities shall include a dog park, lazy pool, and an outdoor game space.

Commissioner Moser asked what is the current occupancy of phase one. Ms. Stanton stated 96% is occupied. Mr. Moser asked the average rent on one and two-bedroom units.

Chris Martino 4595 Excel Pkwy Addison TX. stepped forward representing the case, he stated units are \$1.57 per square foot.

Motion made by Commissioner Smith, Seconded by Commissioner Perez to approve item S210304 per staff recommendations. The motion carried 9-0.

PUBLIC HEARING

10. Z180602A – Zoning Change – EpicCentral (City Council District 2). Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use. Lots 1, 2, 3, and 4, Block 1, Lots 1 and 4, Block 2, Lot 2R, Block 3, Central Park Addition, and Lot 3R, Block 2, Lot 1, Block 3, Lot 2R, Block 3, and Lot 1R, Block 4 of Epic Central Phase III, and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH 161 Corridor Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Ms. Ware stated the purpose of the request is to amend an existing planned development district to add Amusement Services as an allowed use. The Unified Development Code defines Commercial Amusement Services below:

- *Amusements, Commercial (Indoors): An enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, indoor amusements such as penny arcades, pool halls, bingo parlors and video arcades.*
- *Amusements, Commercial (Outdoors): A non-enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, outdoor amusements such as golf driving range; outdoor zoo; pitch and putt course; archery softball, baseball, miniature golf and similar outdoor activities, but not including go-cart racing, drag strips, or auto racing.*

The Development Review Committee (DRC) recommends approval. The proposed amendment will allow for the future development of an indoor family amusement facility (Boulder Adventure Park).

Commissioner Spare asked if there is a facility who spurred this off. Mr. Jackson stated there is a lease agreement that has taken place with a potential tenant.

Motion made by Commissioner Hedin, Seconded by Commissioner Spare to approve item Z180602A per staff recommendations. The motion carried 9-0.

11. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 72 lots on 7.7513 acres. The lot sizes range from 1,680 to 3,299 sq. ft with lot widths of 25-34 feet and 85-108-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Mrs. Woods stated the applicant wishes to change the existing PD-317 with Single-Family Detached (6,000 square-foot lots) 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. The proposed use is Townhouses with 72 lots on 7.7513

acres. The minimum lot size is 1,680 square feet and has varied lot sizes up to 3,299 square feet. The applicant has requested variances for the lot area and the 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 Shady Grove Road. Amenities include a playground and covered seating area along with community landscaped areas. 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 84% of the lots within this range. b. Minimum lot area of 3,300 or greater square feet – Article 6 allows for a minimum of 30% the total lots to be 3,300 square feet or greater. The applicant is proposing that 16% of the lots are 3,300 square feet or greater.
2. 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. A private ownership townhome development could serve as an appropriate transition, but the proposed density is in conflict with the FLUM.

Commissioner Spare asked if parking is allowed on the streets. Mrs. Woods stated yes, there is enough room and it is allowed.

Commissioner Coleman asked are there any plans to widen Shady Grove Rd. Mrs. Woods stated the Transportation Planner Brett Huntsman isn't present tonight, but his department did look over this project and sent over their comments.

Commissioner Self asked if the sidewalk requirement was met. Mrs. Woods stated the sidewalk is included in the 50ft right of way. Mr. Self asked will there also be screening on Gilbert Rd. Mrs. Woods stated no, you will see a front façade.

Rodney Anderson 548 Edgeview Dr. Grand Prairie TX., stepped forward representing the case, he stated the initial proposed development was for 92 lots and they knew it wasn't going to work and changes were made to try to get rid of all of the variances. They increased width and depth on every lot to try to get to minimum lot square footage but couldn't get there because the way this lot is shaped. He pointed out the size of homes are a minimum 1,600 sq ft to 2,000 sq ft and they will be owner occupied and HOA managed by developer then later turned over to the owners. They are willing to provide proper elevations during the site plan and asked for the opportunity to build a quality product and developer will work with the city to maintain the heritage of Bear Creek.

Commissioner Moser asked for the acreage. Mr. Anderson stated it is 7.7 acres.

Tauhid Choudhury 600 Ashfield Richardson TX., stepped forward representing the case.

Motion made by Commissioner Spare, Seconded by Commissioner Moser to approve item Z210203/CP210203 per staff recommendations. The motion carried 9-0.

12. SU180805A/S180803A - Specific Use Permit Amendment/Site Plan Amendment - Outside Storage at 1113 W. Oakdale Rd. (City Council District 1). Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road

Planner Jonathan Tooley presented the case report and gave a Power Point presentation. Mr. Tooley stated the applicant is requesting an amendment to the approved Specific Use Permit/Site Plan for this industrial warehouse project located at the corner of W Oakdale Road and SH-360. The applicant completed construction of the warehouse in January 2021 and is looking for a tenant to occupy the building. Crow Holdings has a potential user, but the client needs outside storage as part of the property agreement. The applicant is proposing to use the area that is designated as trailer parking to supply this outside storage request. 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 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. In 2018 the developer, Crow Holdings, came before Council and was granted an SUP/Site Plan for a trucking transfer and storage terminal. The proposal included a large office/warehouse industrial building (approximately 625,00 sq. ft.) and accessory trailer parking to the south. As of January 2021, the building's construction has been completed, along with finishing all required landscaping. The applicant intends to lease the industrial warehouse to a client that is requesting outside storage of plumbing/HVAC supplies and equipment. The applicant does intend to complete concrete paving work for these 6.7 acres, if approved. Moreover, the site plan depicts an 8 ft. masonry screening wall and evergreen screening trees along the fence's perimeter. To furthermore screen the storage area from public view, the applicant has doubled the number of evergreen trees along the frontage road. Outside Storage adjacent to street: Article 8 of the Unified Development Code states that outside storage cannot be adjacent to street. The Development Review Committee (DRC) recommends approval with the following condition: • The applicant shall finalize all outstanding floodplain/drainage documentation before the issuance of building permit for screening fence and pavement construction.

Brad Cooper 3819 Maple Avenue Dallas TX., stepped forward representing the case, he stated he is not at liberty to state the name of the business but they are a global company and will be bringing in over a hundred new jobs to Grand Prairie.

Commissioner Coleman asked if business would store supplies in trailers like Poly America. Mr. Cooper stated it wouldn't be trailers but they would be storing plumbing and HVAC supplies. Mr. Coleman stated Highway 161 is still elevated and the screening will not prevent from not seeing it and not happy with items being stored outside. Mr. Cooper stated they will do everything to comply.

Commissioner Spare asked will the masonry wall match the building. Mr. Copper stated it will have a similar look.

Motion made by Commissioner Spare, Seconded by Commissioner Smith to approve item SU180805A/S180803A per staff recommendations and to work with staff on tree height and caliber screen to stratify the council. The motion carried 9-0.

13. Z210202/CP210202 - Zoning Change/Concept Plan -EB Timber Oaks (City Council District 1). Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres. Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive

Planner Jonathan Tooley presented the case report and gave a Power Point presentation. Mr. Tooley stated the purpose of the request is to rezone the property from Multi-Family Two to a Planned Development District for Multi-Family Three Uses to increase the allowable density of units from 18 dwelling units per acre to 26 dwelling units per acre. This property is a part of the same tract that comprises of the existing Timber Oaks Apartments to the south. An approved replat has been completed for the tract but has yet to be filed. This 3.4-acre tract has remained vacant since the development of Timber Oaks Apartments in 2004. Staff has verified that this rezoning would not affect the existing Timber Oaks Apartments which complies with the existing MF-2 zoning. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval of the request. The proposed request is in line with the Future Land Use Map intent for the subject property.

Applicant Paul Frank 801 S Hwy 78 Wylie TX., stepped forward representing the case, he stated the parking will be fully enclosed and there will be 84 units.

Motion made by Commissioner Moser, Seconded by Commissioner Perez to approve item Z210202/CP210202 per staff recommendations. The motion carried 9-0.

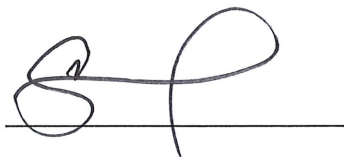
ADJOURNMENT

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



Shawn Connor, Chairperson

ATTEST:



Cheryl Smith, Secretary