



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, MARCH 08, 2021 AT 5:30 PM**

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**MINUTES**

**Call to Order**

Chairperson Connor called the Briefing meeting to order at 5:39 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

**ABSENT**

Commissioner Warren Landrum

**Agenda Review**

11. S201203 - Site Plan - Camp Wisdom Village (City Council District 4). Site Plan for Camp Wisdom Village, a multi-family and mixed-use development with 499 multi-family units and 16,000 sq. ft. of retail/restaurant uses on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Commissioner Hedin asked if the applicant has reached out to the HOA and was there any push back. Ms. Ware stated yes, the applicant had contact with HOA president and will continue to through the entire process. Commissioner Spare asked how close the access to Kingswood will be to someone's back yard. Ms. Ware stated the drive will go through the HOA lot, but it seems far enough. Commissioner Moser asked if Martin Barnes Rd. is a real road and why wouldn't they already have access to it. Ms. Ware stated it is a county road and the property lines meet at the center and you just know the right of way is there. Commissioner Smith asked if the applicant did a transportation study. Ms. Ware stated yes, they did a Traffic Impact Analysis.*

12. SU210301/S210301 - Specific Use Permit / Site Plan – Bush & Pioneer Centre (Council District 2). Specific Use Permit and Site Plan for drive through restaurant within Bush Pioneer Centre on 1.155 acres. Lot 5R, Block A, Bush Pioneer Centre Addition, City of Grand Prairie,

Dallas County, Texas, zoned PD 351, within the 161 Corridor Overlay District, approximately located northeast of the intersect of SH161 and Arkansas Lane

*Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Smith asked why the applicant isn't meeting the awning requirement. Mrs. Woods stated kitchen is in the back and that is the reason for not meeting the window and awnings requirement. Planning and Development Director Rashad Jackson stated it is tied to the design of the building and you wouldn't have a awning without a window, so if you request a variance for the windows ultimately you would request a variance for the awnings and staff is looking to update the appendix. Commissioner Spare asked what the requirements for the building next door were. Mrs. Woods stated the applicant is providing parking screening with landscape trees around it to screen the cars that are in the drive thru. Ms. Ware stated adhering to the Appendix F one hundred percent doesn't always makes sense because there is always a back of the house that holds a kitchen or a bathroom.*

13. TA210101 - Text Amendment to Article 10: Parking and Loading Standards and Article 30: Definitions of the Unified Development Code to revise the parking requirements and definitions regarding auto related businesses

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. There was no discussion on this item.*

## **COVID Meetings Update**

*Chief City Planner Savannah Ware stated we will rotate commissioners seating each meeting.*

*Commissioner Moser asked if staff could add a table of context to the agenda packet.*

## **RECESS MEETING**

*Chairperson Connor recessed the meeting at 6:17 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

ABSENT

Commissioner Warren Landrum

*Commissioner Moser led the Invocation.*

*Chairperson Connor led the pledge of Allegiance to the US Flag and Texas Flag.*

## CITIZEN COMMENTS

*Dwight Germer, 1040 Kaylie St. Grand Prairie TX. stated on item number three what is proposed for this development is apartments and doesn't know how it will work unless the lines are replated. On item number four he stated his only concern with Dechman is the tree preservation and the screening walls of preference.*

## PUBLIC HEARING CONSENT AGENDA

*Motion made by Vice Chairperson Moser, Seconded by Commissioner Coleman to approve items one through seven per staff recommendations. The motion carried 8-0.*

1. Approval of Minutes of the February 8, 2021 P&Z meeting

**Approved on Consent Agenda**

2. Approval of Minutes of the February 22, 2021 P&Z meeting

**Approved on Consent Agenda**

3. P210301– Final Plat – Prairie Gate Ph. 2 Addition, Lots 2 & 3, Block A (City Council District 2). Final Plat creating two non-residential lots on 10.646 acres. Situated in the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas. Zoned PD-19 and is within IH 32 Corridor Overlay District, addressed as 3930 & 3972 Westcliff Road

**Approved on Consent Agenda**

4. P210302 - Preliminary Plat - Cottages at Dechman (City Council District 2). Preliminary Plat of Lot 1, Block A, Cottages at Dechman, creating a multifamily residential lot on 15.902 acres. Lot 1, Block A, Cottages at Dechman, City of Grand Prairie, Dallas County, Texas zoned PD-20 (Multi-Family) and located in the IH-20 Corridor Overlay District, and addressed as 3900 Dechman Drive

**Approved on Consent Agenda**

5. P210303 - Preliminary Plat - Hamilton-Matthew Business Center Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat of Lots 1 & 2, Block 1, Hamilton-Matthew Business Center Addition, creating two office/warehouse industrial lots on 7.0 acres. Lots 1 & 2, Block



1, Hamilton-Matthew Business Center Addition, City of Grand Prairie, Dallas County, Texas zoned PD-30 (Light Industrial) and is located in the IH-20 Overlay Corridor District. The property is generally located at southeast corner of Bardin Road and Tarrant-Dallas County Line

**Approved on Consent Agenda**

6. P210304 - Final Plat - Heritage Towne (City Council District 6). Final Plat for 103 residential lots, 7 open space lots, 12 private street and alley lots, and 1 amenity center lot on 39.636 acres. Final Plat for Heritage Towne Addition including Lots 1-57x, Block A, Lots 1-14x, Block B, Lots 1-17x, Block C, Lots 1-17x, Block D, Lots 1x-9, Block E, Lots 1x-2x, Block F, Lot 1x, Block G, and Lots 2x-9x, Block H, City of Grand Prairie, Dallas County, Texas, PD-399A and approximately located north of the intersection of Highway 287 and Davis Road

**Approved on Consent Agenda**

7. P201204 - Preliminary Plat - Camp Wisdom Village Addition (City Council District 4). Preliminary Plat for Lots 1-4, Block 1, Camp Wisdom Village, creating four lots on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

**Approved on Consent Agenda**

**PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*Assistant City Attorney Tiffany Bull recommended they postpone to a date certain so all in attendance have notice of the future hearing date.*

*Motion made by Commissioner Spare, Seconded by Commissioner Coleman to table item Z210203/CP210203 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.*

8. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot lot depths

**Tabled**

*Motion made by Commissioner Spare, Seconded by Commissioner Moser to table item Z201203/CP201202 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.*

9. 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**

*Motion made by Commissioner Spare, Seconded by Commissioner Perez to table item Z201101/CP201101 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.*

10. 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**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

11. S201203 - Site Plan - Camp Wisdom Village (City Council District 4). Site Plan for Camp Wisdom Village, a multi-family and mixed-use development with 499 multi-family units and 16,000 sq. ft. of retail/restaurant uses on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

*She stated the applicant intends to construct a horizontal mixed-use development on 26.778 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-376. 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 a horizontal mixed-use development on 26.77 acres. The proposal includes one commercial building with a gross leasable area of 16,000 sq. ft. and nine multifamily buildings with a total of 499 units. Access will be provided off Camp Wisdom Rd and Martin Barnes. Secondary access will be provided off Kingswood Rd via an access easement on the adjacent HOA lot. Prior to final platting the applicant must obtain an easement from the HOA. The applicant is requesting a variance to the side setback for Building 1 and Building 2. The approved concept plan included the width of the right-of-way for Martin Barnes in the setback. The applicant originally intended to dedicate this as an access easement and would have been able to meet the setback requirements. However, the City is requiring that the applicant dedicate it as right-of-way. Staff does not object to the requested variance. The Development Review Committee (DRC) recommends approval with the condition that the applicant obtain an access easement from the HOA.*

*Commissioner Spare asked how tall the building with drive thru. Ms. Ware stated she doesn't know but applicant is here and will be able to answer question. Mr. Spare recommended barricade in front with low hanging bar, so they don't hit something.*

*Commissioner Perez asked will a person be living above there. Ms. Ware stated it might be a gym.*

*Commissioner Spare stated the access road to Kingswood looks closer to the house than he thought it would be. He sees trees and asked are they new and will there be more screening to prevent that person from having a massive road behind their home. Ms. Ware stated since it is an HOA lot and ONCOR easement no trees can be planted but there will be a masonry wall. Mr. Spare stated he is trying to make sure homeowner won't have to deal with busy road there after having to deal with field. Ms. Ware stated this isn't a main access point. Mr. Spare asked will there be a left-hand turn from camp wisdom into this place (if you are coming east from 360 or will you have to pass and make a u-turn). Transportation Planner Brett Huntsman stated there will be able to turn left to enter the property. Mr. Spare stated this area is very busy right now and people use it to avoid back up at a light and would like for Ms. Ware to have the distance from the access entry to the resident's backyard for City Council. Ms. Ware stated she will have it.*

*Commissioner Smith asked since it is surrounded by residential, has there been any conversations with residents. Ms. Ware stated a lot of that was done when zoning came through, but applicant met with residents and is working with the HOA. Mrs. Smith stated they need to be in constant contact with HOA to be a good neighbor and is also concerned about traffic because it is already a high traffic area and asked what the traffic survey said. Mr. Huntsman stated the last Traffic Impact Analysis was done in late 2018 as part of the concept plan and the results came back as they are meeting our minimum standard and we approved that traffic impact study along with the zoning and concept plan. Ms. Smith asked to who's standards because there is heavy traffic in the mornings and afternoons. Mr. Huntsman stated we have levels of service in our UDC if it is above a level C or better then it meets our standards and, in this case, everything was a C and better. Mrs. Smith stated she disagrees to that statement and asked for it to be looked at again. Mr. Huntsman stated they tend to hold on to the results unless something major changes.*

*Commissioner Perez stated she agrees with Commissioner Smith.*

*Hamilton Peck 2507 Croft Creek Circle Grand Prairie TX, stepped forward representing the case, he stated Commissioner Smith to answer your question, what we did to get access through that HOA, I met with the neighbors and I made an agreement with them. There are about 19 items which I must meet and there is a long driveway to allow stacking. There is also a nature creek that runs through the property and on the backside of that creek that runs through Kingswood, there are about 150 units and only those tenants living in the 150 units will be able to access those units through that gate. Ms. Perez asked how you will do that. Mr. Peck stated with key fobs. If they don't live in those units, they can't get in the gate.*

*Commissioner Fedorko stated but you don't need a key fob to exit, so others can go through to exit. Mr. Peck stated no, only the people who live will be able to enter and exit through the gate.*



*Commissioner Spare asked how does a guest leave. Mr. Peck stated all guest must come in through the front by camp wisdom. He went on to state to answer the question about the height of the building, the glass is the exercise room. Floors are 10 feet and the bottom edge will be about 27 feet. There was a discussion if they are tall enough for a U-Haul.*

*Mr. Peck stated he met with HOA president about a month and a half ago (Al Santiago) and part of the agreement is to go over the civil plans which they are all the same as the original zoning. To answer the question about the masonry wall, there is a masonry wall that goes from that house all the way around. Where that wall begins, which is Councilman Lopez house. The agreement is that the wall must maintain the same height. HOA president stated he didn't need to meet with everyone because he would keep them apprised.*

*Motion made by Commissioner Smith, Seconded by Commissioner Perez to approve item S201203 per staff recommendations. The motion carried 8-0.*

## **PUBLIC HEARING**

12. SU210301/S210301 - Specific Use Permit / Site Plan – Bush & Pioneer Centre (Council District 2). Specific Use Permit and Site Plan for drive through restaurant within Bush Pioneer Centre on 1.155 acres. Lot 5R, Block A, Bush Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD 351, within the 161 Corridor Overlay District, approximately located northeast of the intersect of SH161 and Arkansas Lane

*She stated the applicant wishes to modify a previously approved site plan to add a drive through restaurant. The zoning for the site is Planned Development PD-351 within the 161 Overlay District. The planned development requires a specific use permit for drive through restaurants. The 6,000 square-foot retail and restaurant building sits on a single 1.155-acre lot. One end of the structure has been modified to accommodate a drive through restaurant. The site meets the requirements of the Unified Development Code (UDC) except for a variance from Appendix F, Corridor Overlay District Standards. The variance involves the window requirements on all elevations with additional details noted in the variance section. The applicant is requesting the following variances: 1. 25% covered walkways, awnings, canopies or porticos on all facades – Partial awnings are proposed on three facades. 2. 50% window coverage on all sides – The primary façade has 32% window with less shown on sides. The applicants request exceeds the max height for subject property. The additional height is standard for the architectural styling of contemporary commercial buildings. The additional height also provides adequate screening for roof mounted mechanical equipment. The relationship of this site to its surroundings does not yield well to the 25% requirement for covered walkways, awnings, canopies or porticos on all facades. Additionally, the applicant has enhanced landscaping to compensate for no windows on the rear facade along with not meeting the 50% window requirement on the remaining facades. DRC recommends approval of the Site Plan and staff has no objections to the variances.*



*Commissioner Connor asked if they would have box you can order before you get to the window and will it be covered and is it a requirement. Mrs. Woods stated she doesn't believe the UDC has a requirement for it, but it tends to be a stand-alone structure.*

*Commissioner Fedorko stated other businesses are faced the same direction as this project would and there is no way to avoid the back view from Walmart unless you put a big row of trees.*

*Commissioner Spare stated he just wants to make sure we are keeping the same level of standards. It isn't fair if the people are being held to different standards regardless of when they are approved. Everyone must have the same look. Mrs. Woods stated it is difficult because the UDC changes overtime. Mr. Jackson stated based upon visual this design is the same.*

*Commissioner Fedorko asked if the UDC a guide or law. Mr. Jackson stated it is a law, but there is guidance in there. Staff makes suggestions but if it isn't in the ordinance then they can't force them to do that.*

*Commissioner Spare stated if we don't feel what they are doing is correct then we shouldn't approve their variances. He never understood the concept where they get all the variances they want. We are willing to give up a lot of our requirements, but we don't seem to want to force them to do things. Mrs. Woods stated the applicant worked with the City to improve site. Mr. Spare stated he still sees two variances and sees this as a give and take. We have a standard set and it looks like we don't care about following it.*

*Commissioner Moser stated it's a negotiation and they did it. If you don't like it don't vote for it.*

*Ms. Ware stated the variance for the windows in not uncommon for this type of request.*

*Motion made by Vice Chairperson Moser, Seconded by Commissioner Coleman to approve item SU210301/S210301 per staff recommendations. The motion carried 7-1 with Spare against.*

13. TA210101 - Text Amendment to Article 10: Parking and Loading Standards and Article 30: Definitions of the Unified Development Code to revise the parking requirements and definitions regarding auto related businesses

*Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. She stated the purpose of this request is to update parking calculations provided in Article 10 of the UDC for auto-related businesses/motor vehicle sales and to update the definitions in Article 30 for auto dealer sales for accessory repossessed vehicle storage and vehicle types. The parking calculation and definition update will help clarify and resolve existing auto sales issues throughout the City. Staff completed a survey of surrounding/similarly sized cities (see Exhibit B) within the metroplex to grasp what other municipalities are implementing for similar uses. Grand Prairie's current parking standards for auto-related businesses/motor vehicle sales does not sufficiently provide enough parking to meet use needs. The proposed changes are broken into two categories – automotive-related services and motor vehicle sales. The Unified Development Code requires that automotive-related services provide*

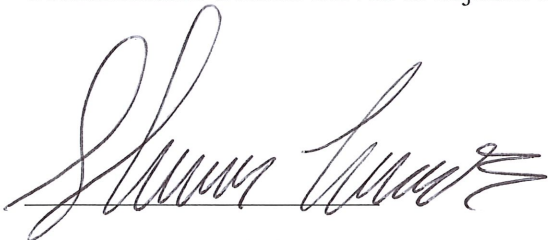
one parking space per 400 square feet of lot area with a minimum of six parking spaces. The changes to automotive-related services would require businesses to provide more parking to adequately serve the use's demands and provide dedicated parking for employees. Staff is proposing repealing and replacing current regulations with providing three parking spaces per service bay along with one space per maximum number of employees per shift. Furthermore, staff recommends keeping the current minimum requirement of six parking spaces per use. Staff has added a note stating that if there are multiple uses on the lot, there must be parking provided in an amount equal to the total requirements for all the uses. This will ensure that multiple uses are not sharing the same parking. The changes to motor vehicle sales parking have the same effect as well, while not as severe. The Unified Development Code requires that automotive-related services provide one parking space per 400 square feet of area that should be designated as visitor parking. Staff has worked to refine this regulation to define the area specified. The area will be calculated based on either indoor sales or lot area for outdoor sales. Additionally, staff has added the requirement that one space per maximum number of employees on a shift is provided and designated as employee parking. Lastly, the Unified Development Code does not allow for repossessed vehicles to be stored on-site for auto dealers. Code Enforcement Division has issues with small auto dealers repossessing cars with liens (vehicles sold on-site) and holding them on the property. The proposed amendment would allow the auto sales-oriented businesses to have repossessed vehicle storage by right, with certain conditions. Repossessed vehicle storage would be limited to 20 percent of the total site area and secured and screened by a fence and gate. Furthermore, dealers may only repossess vehicles from the site that they are bought.

*Motion made by Commissioner Coleman, Seconded by Commissioner Moser to approve item TA210101 per staff recommendations. The motion carried 8-0.*

*\*\*\*Commissioner Moser added minimum clearance must be 14 feet because it is a fire lane and they wouldn't have approved it if it wasn't tall enough and it was looked at during DRC.*

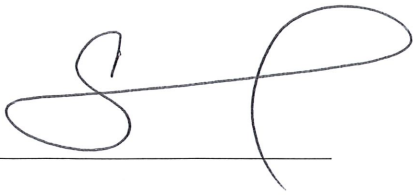
## **ADJOURNMENT**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 7:38 p.m.

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

Shawn Connor, Chairperson

ATTEST:

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a large, looping flourish.

Cheryl Smith, Secretary