



AGENDA

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the City Council Development Committee shall be held via videoconference. The members of the Committee will participate remotely via videoconference. No facility shall be available for the public to attend in person:

Hi there,

You are invited to a Zoom webinar.

When: Feb 8, 2021 06:15 PM Central Time (US and Canada)

Topic: City of Grand Prairie - CCDC Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/92945851990?pwd=ZXMwM3Y3ZDlwTmpnWWZKYTRueDVzQT09>

Passcode: 988428

Or iPhone one-tap :

US: +13462487799,,92945851990#,,,,*988428# or +16699006833,,92945851990#,,,,*988428#

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All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6.

CALL TO ORDER

AGENDA ITEMS

1. Grand Prairie “Music Friendly Community” Presentation- Presented by Terrence Harbin
2. Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd. (On January 11, 2021, the Planning and Zoning Commission recommended denial of this request by a vote of 7-1. The applicant has filed an

appeal requesting that this item be forwarded to City Council for consideration on February 16, 2021.)

3. Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive
4. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 810 E. Tarrant.

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by following instructions in the Virtual Meeting Details.

EXECUTIVE SESSION

The City Council Development Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 “Consultation with Attorney”
- (2) Section 551.072 “Deliberation Regarding Real Property”
- (3) Section 551.074 “Personnel Matters”
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972 237 8018 or email Jennifer Stubbs (jstubbs@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council Development Committee agenda was prepared and posted February 5, 2021.



Jennifer Stubbs, Deputy City Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021

REQUESTER: Economic Development

PRESENTER: Terrence R. Harbin – Economic Development Coordinator

TITLE: Grand Prairie “Music Friendly Community”

RECOMMENDED ACTION: Approve

ANALYSIS:

City staff believes it would be wise for the City of Grand Prairie, Texas, to seek and receive designation as a certified "Music Friendly Community" by the Texas Music Office—particularly since it would foster music industry growth and development, as has been started at Fire House Gastro Park.

There are six steps to complete for consideration of the distinguished designation:

- 1) Hosting a Texas Music Office sponsored Music Friendly Community workshop and received ongoing training and guidance from the Texas Music Office.
- 2) Establish a Music Office/Liaison within a division of city government (city office, economic development corporation, CVB/destination tourism office) that will be responsible for monthly reports concerning the progress of local music industry development programs.
- 3) Register with the Texas Music Office's Texas Music Industry Directory. The liaison's organization also signs a mutually agreed upon Memorandum of Understanding (MOU) that creates a working arrangement for the sharing of Music Directory data and establishes protocols for keeping the directory information up to date.
- 4) Demonstration of partnerships with the community's music-related 501c3 nonprofits to foster community development.
- 5) Collaboration with music education programs, including area college or university music schools.
- 6) Create an advisory board made up of local music community industry stakeholders.

FINANCIAL CONSIDERATION:

None



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/11/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

RECOMMENDED ACTION: Staff is unable to recommend approval of this request.

SUMMARY:

Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	Agriculture, PD-352	Single Family Residential, Undeveloped, Multi-Family Residential, Park
South	Agriculture	Park
West	Agriculture	Single Family Residential, Undeveloped
East	Agriculture	Park

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix.

Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property.

As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway.

The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Mixed Use. Mixed Use areas are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently.

Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.

The proposal is inconsistent with the FLUM's designation of Mixed Use. Approval of this request will require an amendment to the FLUM.

City Council Development Policy

City Council's adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council's adopted policy.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Multi-Family Three (MF-3) with a number of variances. The table below compares MF-3 standards in Appendix W with what is being proposed.

Table 2. Zoning Comparison

Standard	Appendix W	Proposed	Meets
Designation	MF-3	PD for MF-3	-
Maximum Density	26 DUA	26 DUA	Yes
Minimum Living Area (sq. ft.)	600	600	Yes
Maximum One-Bed Units (%)	60	68	No
Front Setback (ft.)	30	30	Yes
Rear Setback (ft.)	70	45	No
Interior Side Setback (ft.)	70	30	No
Setback for Garages/Carports	3	0	No
Garage Parking Spaces (%)	30	15	No
Carport Parking Spaces (%)	20	10	No
Carport Supports	Encased in Masonry	No Masonry	No

VARIANCES:

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

RECOMMENDATION:

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

Metes and Bounds Description

BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. D217224070 and being all of a of a called 22.5 ace tract and a called 3.8 acre tract of land as recorded in Volume 2547 Page 547 of the Deed Records of Tarrant County Texas, said 26.46 acre tract being more particularly described as follows;

BEGINNING at United States Forest Service Monument (USFS) in the westerly Right of Way of North Day Miar Road (ROW varies) in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract; with all bearing referenced to NAD 83 Texas North Central Zone

THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of a called 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract;

THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 745.52 feet to a Fence Corner found for the southwesterly corner of a called 7.371 acre tract of land as recorded in Tarrant County Clerk's File No. 216105046 and being the northwesterly corner herein described tract;

THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.371 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Miar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northeasterly corner of the herein described tract;

THENCE S 29 deg. 16' 03" E, along the westerly line North Day Miar Road, a distance of 744.90 feet to the **POINT OF BEGINNING**, and containing 26.46 acres of land, more or less

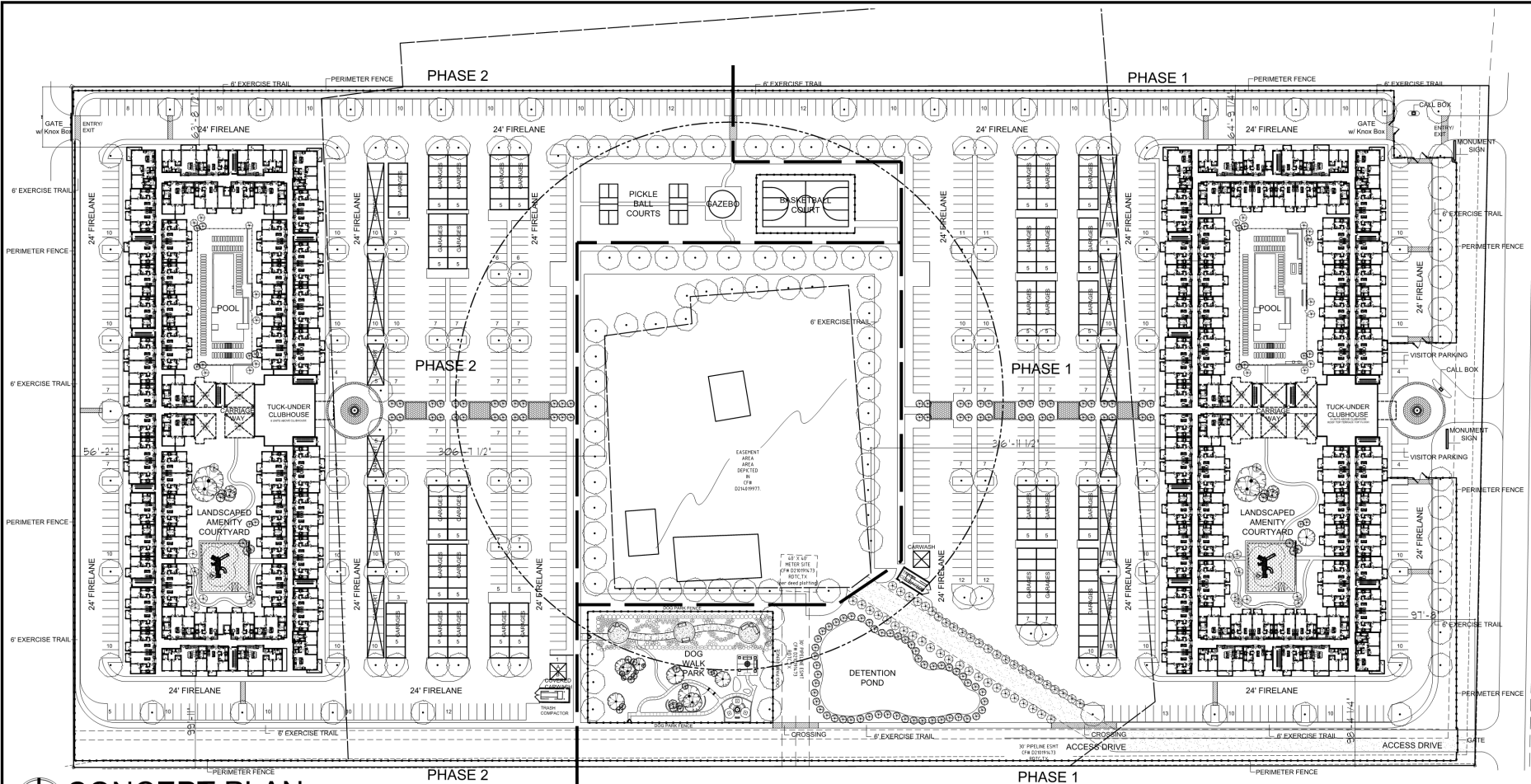


CASE LOCATION MAP
Z201202/CP201201 - Zoning Change/Concept Plan
The Lofts at Grand Prairie



City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org



CONCEPT PLAN

*The subject property is not located within the 1% annual chance (100-year floodplain) Per FEMA FIRM map # 48439C0480K in Tarrant County, dated 9/25/2009

Green Space Calculation
TOTAL GREEN SPACE
APPROX. 209,052 SQ. FT.

SITE DATA SUMMARY:
SITE ACREAGE: 26.46 ACRES 25.5 Units PER ACRE
EXISTING ZONING: Agricultural
PROPOSED ZONING: PD
TOTAL # OF UNITS: 676
TOTAL # OF (1) BEDROOMS: 452
TOTAL # OF (2) BEDROOMS: 224
LIST OF UNIT S.F.:
1 BEDROOM - MIN. 600 S.F.
2 BEDROOM - MIN. 825 S.F.
BUILDING HEIGHT: 60' Max.

GOVERNING CODES
BUILDING STANDARDS APPENDIX W
GREEN SPACE REQUIREMENTS ARTICLE 17
PARKING REQUIREMENTS ARTICLE 10
ENTRANCES/CURB CUTS ARTICLE 23
WELLHEAD SETBACK ARTICLE XIX SEC. 13-506 (C)

PROJECT DATA:
PHASE 2 - 324 UNITS TOTAL "A" UNITS 220 TOTAL "B" UNITS 104
483 SPACES REQ. Carpports (10%) - Approx. 50 carpports provided
Garages (Approx. 15%) - Approx. 80 garages provided
TOTAL REQUIRED PARKING: TOTAL PARKING PROVIDED:

PHASE 1 - 352 UNITS TOTAL "A" UNITS 232 TOTAL "B" UNITS 120
530 SPACES REQ. Carpports (10%) - Approx. 54 carpports provided
Garages (Approx. 15%) - Approx. 84 garages provided
TOTAL REQUIRED PARKING: TOTAL PARKING PROVIDED:

Survey Description
BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. 021724970 and being all of a called 22.3 acre tract and a called 3.8 acre tract of land as recorded in Volume 2547 Page 547 of the Deed Records of Tarrant County, Texas, said 36.46 acre tract being more particularly described as follows:
BEGINNING at United States Forest Service Monument in the westerly Right of Way of North Day Mar Road (ROW varies) in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas, also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract, with all bearing referenced to NAD 83 Texas North Central Zone
THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of a called 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract;
THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 745.52 feet to a Fence Corner found for the southeasterly corner of a called 7.711 acre tract of land as recorded in Tarrant County Clerk's File No. 21610046 and being the northwesterly corner herein described tract;
THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.711 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Mar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northwesterly corner of the herein described tract;
THENCE S 59 deg. 16' 03" E, along the westerly line North Day Mar Road, a distance of 744.90 feet to the POINT OF BEGINNING, and containing 26.46 acres of land, more or less
Case Number: Z201202/CP201201

WB GRAND PRAIRIE MULTI-FAMILY
Grand Prairie, Texas

ARRIVE!
ARCHITECTURE GROUP
2544 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arrivecg.com
PH: 817-341-0844 - FX: 817-341-0894

DATE: 10/14/20	BY: JMT
REV: 001	DATE: 10/14/20
DESIGNED BY: JMT	CHECKED BY: JMT
DRAWN BY: JMT	DATE: 10/14/20
ISSUED FOR: CONCEPT	SHEET NO:
SCALE: AS NOTED	

December 18, 2020

**Section 2.
Purpose and Intent**

That, the purpose of this planned development is to create a fully amenitized, best in class multi-family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, as well as compatible uses of land and compliance with appropriate design standards.

**Section 3.
Development Standards**

I. Applicability

That, all development on land, **Exhibit A**, located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Concept Plan - **Exhibit C**.

II. Base Zoning

1. That, any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Development Regulations attached herein as **Exhibit B** and, where regulations are not specified in Exhibit B or in this ordinance, the regulations of the Multi-Family Three (MF-3) district and Appendix W of the *Unified Development Code* shall apply to this development.
2. That, a minimum building setback of 30 feet shall be provided along all property boundaries
3. That, a minimum 6-foot high wrought iron or aluminum fence along North Day Miar Rd and a minimum of 6 foot high wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries. There will be no vegetative screening on this fence except located along North Day Miar Rd.
4. That, final building elevations shall conform to the character of the schematic elevation attached as **Exhibit D**.
5. That, final carport and detached garage elevations shall conform to the character of the schematic elevation attached as **Exhibit F**.
6. That, amenities shall be constructed as described in the Development Regulations (**Exhibit B**) and the schedule of amenities (**Exhibit E**) and as shown on the approved Concept Plan (**Exhibit C**) including:
 - a. Crushed Granite Walking Trail – ½ Completed with Phase I, ½ Completed with Phase II
 - b. Rooftop Terrace – Completed with Phase I
 - c. Fencing – ½ Completed with Phase I and ½ completed with Phase II
 - d. Large dog park (1) – Completed with Phase I
 - e. Outdoor pickleball courts (2) – Completed with Phase II
 - f. Outdoor basketball court (1) – Completed with Phase II
 - g. Landscaped courtyards – Completed with their respective Phases.

See Phasing Plan **Exhibit G**

The final schedule of amenities shall include the items listed under “Community Amenities” and “Unit Finishes” shown in **Exhibit E**.

MAXIMUM DENSITY	26 Units Per Acre *per MF-3 ordinance
MINIMUM LIVING AREA	600 sq ft (1 BEDROOM) 850 sq ft (2 BEDROOM) *per MF-3 ordinance
MAXIMUM PERCENTAGE OF ONE-BEDROOM UNITS	68%
MAXIMUM HEIGHT	60ft *per MF-3 ordinance
MINIMUM YARD SETBACKS	
FRONT YARD	30ft *per MF-3 ordinance
REAR YARD	45ft building setback. The 1ft incremental of additional setback for every foot over 35ft in building height does not apply.
SIDE YARD	30ft *per MF-3 ordinance
DETACHED GARAGE/CARPORTS	No side yard setback for all detached garages and carports. [REDACTED]
COVERED PARKING	Encasing of carport support poles is not required.
BETWEEN BUILDINGS	15 Feet Between Buildings *excluding detached garages *per MF-3 ordinance
MAXIMUM LOT COVERAGE	50% *per MF-3 ordinance
MASONRY CONTENT	100% cementitious panel with accents
MINIMUM ROOF PITCH	4:12 with flat roof accents
LANDSCAPE BUFFER FROM ROW	10ft (inside of building setback) *only applicable on North Day Miar Rd
PARKING REQUIREMENTS	
1 BEDROOM UNIT	1.25 spaces per unit *per MF-3 ordinance
2 BEDROOM UNIT	2 spaces per unit *per MF-3 ordinance
PERCENTAGE OF SPACES IN CARPORTS	Minimum of 10 percent of total parking required
PERCENTAGE OF SPACES IN GARAGES	Minimum of 15 percent of total parking required

DEVELOPMENT REGULATIONS AND PROVISIONS

- Building placement shall be as shown on the concept plan **Exhibit C**

- Amenities for the site shall include a Pool, BBQ Grills, Running Path, Rooftop Terrace, Pickle Ball Courts, Basketball Court, Game Pavilion, Dog Park, and Centralized Green Space with walking paths as shown on the Concept Plan **Exhibit C** and **Exhibit E**
- Phasing Plan shall be as shown in **Exhibit G**
- A minimum 6-foot high wrought iron or aluminum fence is required along North Day Miar Rd.
- A minimum of 6-foot wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries where vegetative screening is not required along northern western and southern fence boundaries.
- Detached garages and carports are permitted and shall generally conform to the attached Concept Plan **Exhibit C** and **Exhibit F**. The roofs of carports shall be a pitched.
- The building architecture, including garages and carports, shall generally conform to the character of the attached schematic elevation and shall be designed in accordance with the following and generally resemble elevations in **Exhibit D** and **Exhibit F**:
 - a. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials will include cementitious board, brick, synthetic stone, as defined in the Unified Development Code of the City of Grand Prairie.
 - b. No EIFS will be used
- All other development regulations of the Multi-Family-Three zoning district shall apply.
- Landscaping and signage shall conform to the attached Concept Plan.
- Units facing interior courtyards are exempt from window and balcony orientation prohibitions of Appendix W, Section 3.1
- A minimum of two monument signs are permitted on-site per **Exhibit C**. The monument signs may be backlit with halo lighting or reverse channel style letters. The signs may be externally illuminated. Face-lit signs, raceway letters, and signs with other internal lighting are prohibited.



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 11, 2021**

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez.

Assistant Attorney Tiffany Bull called the briefing to order by Video Conference at 5:34 p.m.

AGENDA REVIEW #1 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Commissioner Spare asked at 3,300 square feet, does it mean these units don't have backyards? Mr. Tooley stated they do have small backyards. Mr. Spare asked what is the square footage of the units that are not meeting the 3,300 sq. ft requirement. Mr. Tooley stated it's between 2,000-3,000 sq. ft. Mr. Spare stated they are far from the 3,300 sq. ft requirement and asked if the city is just bending to their will. Mr. Tooley stated this was proposed the same way during the Concept Plan. Mr. Spare asked why staff is not worried about the size of the lots. Chief City Planner, Savannah Ware stated the concept plan approved back in 2018 showed these lot size and it was confirmed that the depth and lot width were met but they did not have the tabulations on this and the way planned development and concept plan was approved it is consistent with the site plan. Planning and Development Director, Rashad Jackson stated the concept plan is noted the minimal lot size can be 2,100 sq. ft and the planned development also states Appendix W should be followed. Mr. Tooley stated the smallest lot is 2,200 sq. ft. 15 lots 2,200 sq. ft, 12 lots 2,754 sq. ft, 41 lots 3,000 sq. ft and 24 lots 3,060 sq. ft.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

At 5:43 p.m. Commissioner Landrum was present at the meeting.

ITEM #2- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Vice Chairperson Moser asked if the property is owned or rented. Ms. Ware stated they own the property.

Commissioner Smith asked if the owner is being fined for not meeting the requirements of the SUP. Ms. Ware stated they are fined when they are issued citations. Ms. Smith asked what is plan b when the staff cannot get in connect with the owners. Ms. Ware stated Plan B is to hand deliver a letter because they have called all the phone numbers available in their files and emailed all the email addresses with no response.

Vice Chairperson Moser asked if citations have been paid. Environmental Services Manager, Cindy Mendez stated the owner has paid over \$6,700 in citations and they have been plea deals or no contest. Most charges are between \$324 and \$756 for each and he has been paying the window fines.

Commissioner Perez asked if there have been citations since 2017 and the commission has been approving the SUP renewal even though violations have been going on. Ms. Ware stated the SUP was renewed in 2018 and was placed on the consent agenda and doesn't understand why if they weren't in compliance then but that is why they are here today, to get them in compliance or revoke their SUP.

Vice Chairperson Moser asked how often the SUP renewal comes up. Ms. Ware stated it depends if it is still in the early stages of the SUP a lot of the times, they have that one-year language. Once it has a CO or it has been constructed the staff will bring them back in a year to review and they will not come back unless there are issues and citations would trigger that review. Mr. Moser asked when did the owner get the original SUP. Ms. Ware stated it was in 2015 and in 2016 they still weren't operating so the renewal was granted. Mr. Moser asked if staff sent them notifications and if owners responded. Ms. Ware stated that is correct and she had a teams meeting with the applicant the morning of the P&Z hearing and walked him through the staff's recommendations, issues and also sent him the link for the public hearing.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

ITEM #3 - Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Commissioner Smith asked why put apartments in the middle of a gas well. Ms. Ware stated the applicant will be available to answer this question.

Vice Chairperson Moser asked if the people who sent the letter of opposition own their land. Ms. Ware stated that is correct. Mr. Moser asked what the zoning on this property is. Ms. Ware stated the property is zoned agricultural and the FLUM has it designated for Mixed Use. Mr. Moser asked if they could build a house on it and it be conforming under the agricultural zoning. Ms. Ware stated correct.

Commissioner Smith stated she agrees with Mr. Moser being a safety issue to build around the gas well.

ITEM #4- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Commissioner Spare thanked the planning department for their recommendation and sticking to the guidelines.

ITEM #5- COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated until further notice meetings will remain via zoom.

Vice Chairperson Moser had a question about a disclosure on the agenda and Assistant Attorney Tiffany Bull stated the item cannot be discussed.

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Commissioner Smith thanked the staff for continuing to protect the staff during COVID and believes zoom meetings are the best thing right now.

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez, Code Enforcement Officer, Philip Curtis.

Vice Chairperson Bill Moser called the meeting to order by Video Conference at 6:36 p.m. and Commissioner Moser gave the invocation, and Commissioner Landrum 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 December 14, 2020.

Item #2- APPROVAL OF AMENDED MINUTES: To approve the amended minutes of the Planning and Zoning Commission meeting of November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #3- P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

Item #4 – P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

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Item #5- P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

Item #6- P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres. 187.141 acres situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 and LI, within the IH-30 Corridor Overlay District, and generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

Commissioner Smith moved to approve the minutes, amended minutes, cases P210101, P210102, P210103, and P201201.

Motion: Smith

Second: Coleman

Ayes: Moser, Smith, Spare, Coleman, Perez Landrum, Fedorko

Nays: none

Vote: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 7 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Mr. Tooley stated the applicant intends to construct a single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District. The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of

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three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes. The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

The applicant is requesting the following variance:

1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

The Development Review Committee (DRC) recommends approval.

Steve Schermerhom, 8430 Fair Oaks Frisco TX. 75033 75240 stepped forward and represented the case.

At 6:55 p.m. Chairperson Connor was present at the meeting.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: none

Vote: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 8- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a

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Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by 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 to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. 76 Item8. Page 2 of 3 It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted. Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Landrum stated based on the number of violations since 2018 he believes SUP needs to be revoked because it seems like they are willing to just pay fines and keep going on as they are.

Commissioner Perez asked how staff was trying to communicate with owner and if staff had the wrong phone number. Ms. Ware stated the email address in which the owner contacted her from was different from the ones we had on file and she did set up a Teams meeting with the owner this morning and walked him through the staff report and staff's recommendation.

Commissioner Moser stated he is not sure how Mr. Rodriguez didn't know about the hearing if he has been paying fines and wants to see what owner has to say.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, 75240 stepped forward and represented the case, he stated he never received any letters, but he did find out where some mail was delivered to the wrong address, which is why he never knew about the review.

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Assistant Attorney Tiffany Bull stated if the commissioners believe owner didn't receive any notifications about the hearing and wish to give him more time to prepare for the hearing of January 25th, you can.

Chairperson Connor asked with all the contact the city has had with him about the violations, why hasn't any of the improvements been done because it seems like they are ignoring it. Mr. Rodriguez stated they aren't ignoring it. He goes down there once every week or so and keeps it clean. Mr. Connor listed a few of the violations the owner received and stated it seems like he just pays the fines and ignores following SUP's regulations/requirements. Mr. Rodriguez stated he is not trying to pay fines. Mr. Connor stated he hasn't answered his question as to why he hasn't made the improvements. Mr. Rodriguez stated he is not ignoring the citations and he takes them seriously.

Commissioner Fedorko stated he claims he didn't get notice of the hearing, but he has been paying the violations but asked if he knew the conditions of his SUP. Mr. Rodriguez stated yes. Mr. Fedorko asked by knowing the conditions of his SUP is it ok to agree that very few of those conditions have been met. Mr. Rodriguez stated yes, he agrees. Mr. Fedorko stated he wants to try to help him because they want Main St. to have viable operating businesses and asked why the conditions haven't been met. Mr. Rodriguez stated he has been going through some tough times this past year, with having a lot of injuries and it has hindered him from being able to be on top of things like he should be and also due to the stress of the pandemic.

Commissioner Moser stated his SUP was approved in 2015 before the pandemic and the requirements they are talking about are the requirements in the SUP in 2015 and went on to state some of those requirements. He agrees with commissioner Fedorko he loves small businesses to succeed but it seems like he is ignoring the requirements.

Commissioner Smith asked what his plan would be if they approved the SUP and to include a timeline. Mr. Rodriguez stated he would do the striping and fence within 30 days. Ms. Smith stated it would be up to the entire commission to decide.

Commissioner Perez stated not having a fire hydrate on the property is concerning because of safety concerns and has had 5 years to get it done. Mr. Rodriguez stated there is one across the street.

Commissioner Spare agrees with Commissioner Landrum. He went on to state he would want to pull the SUP until council and get from the owner contracts for the striping, fencing, etc. to prove to the council members he is taking it seriously.

Chairperson Connor stated looking at it, a lot of the violations are minor, and it seems like the owner doesn't care to fix it.

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Commissioner Fedorko agrees with commissioner Connor.

Commissioner Moser stated if the applicant would like to have some extra time to prepare for a hearing or continue the hearing today. We can have a motion to table until the next Planning a Zoning Hearing and give him 2 weeks to formulate a plan.

Assistant Attorney Tiffany Bull stated she thinks the commission should take into consideration whether Mr. Rodriguez feels he had enough time to prepare for this hearing since he indicated he only received notice this weekend.

Commissioner Moser asked Mr. Rodriguez if he would like to table it and get an additional two weeks to formulate a plan. Mr. Rodriguez stated he would appreciate the two weeks.

Commissioner Spare stated in two weeks he would like to see a signed contract for relining, new fencing, and would like to see some cleaning done on the property and the plan. Mr. Rodriguez stated yes sir.

Commissioner Smith asked if we could get clarification about the fire hydrate. Code Compliance Officer Philip Curtis stated that requirement was placed by the fire marshal's office and typically when a depth of a property is over 150 ft it is required to have a fire hydrate on property. Mr. Moser stated they will get clarification from fire marshal before the next meeting.

Chief City Planner Savannah Ware stated the next Planning and Zoning Meeting is on January 25th and the packet goes out January 22nd, which means if the commissioners would make a motion requiring the applicant to submit an operational action plan then we would need it by January 20th at noon. Mr. Rodriguez asked who he would submit his operational action plan to. Ms. Ware stated he can coordinate with her.

There being no further discussion on the case commissioner Spare moved to close the public hearing and revoke SUP on case SU150803C per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Connor

Ayes: Spare, Connor, Landrum, Moser

Nays: Smith, Fedorko, Coleman, Perez

Vote: 4-4

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Motion: **Failed**

There being no further discussion on the case commissioner Smith moved to close the public hearing and table case SU150803C to the next meeting January 25, 2021 with recommendation that the owner prepare an action plan to bring property into compliance and submit by noon on January 20, 2021.

Commissioner Spare amended the motion with the approval of Commissioners Smith and Perez to include the recommendation that the owner also provide signed contracts with a fencing company and a stripping company and show a receipt that he paid or did himself the cleaning of the oil stains.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Spare, Connor, Moser, Fedorko, Smith, Coleman, Perez

Nays: none

Abstaining: Landrum

Vote: 7-0-1

Motion: **Carried**

PUBLIC HEARING AGENDA ITEM # 9- Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Ms. Ware stated the purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use. The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix. Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject

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property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property. As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway. The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

Commissioners discussed the safety concerns about building apartments around a gas well and asked what other uses a better fit on this parcel are.

Commissioner Coleman asked if gas well is active. Ms. Ware stated it is a producing gas well.

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Break at 8:07 pm and reconvened at 8:15 pm

Robert Weinstein, 495 Broadway 7th Floor New York NY 10002 stepped forward and represented the case and gave a Power Point presentation.

Commissioner Smith asked what the cost per unit for rent is. Mr. Weinstein stated one bedroom: \$900-\$1200, two bedrooms: \$1,500-\$1,800.

Commissioner Fedorko asked if they have had any discussions with fire dept about being so close to a gas well. Mr. Weinstein stated they had a DRC meeting and the fire dept was in attendance and made some changes with the comments they were given.

Commissioner Moser stated he understood you can't have commercial construction within 300 ft and residential within 600 ft and asked is that correct. Mr. Jackson stated per environmental comments given to them it is 300 ft for residential.

Maxwell Fisher, Master Plan Texas, 2201 Main St Suit 1280 Dallas TX 75201, stepped forward and represented the case, he stated mixed use wouldn't work on this parcel because of the lack of traffic. He gave examples of other developments that were built around well heads.

A letter of opposition was submitted by the Longneckers.

There being no further discussion on the case commissioner Spare moved to close the public hearing and deny case Z201202/CP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Moser, Smith, Spare, Perez Landrum, Fedorko, Connor

Nays: Coleman

Vote: 7-1

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan

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Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Mr. Tooley stated the purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses. The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill. The applicant is not requesting any variances.

While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

Commissioner Fedorko stated the FLUM and the 161 Focus Area Map contradicts one another and asked why. Planning and Development Director Rashad Jackson stated when the FLUM was established and they built deeper into this focus area a portion of the FLUM should have been updated and at a minimum the applicant should propose a submittal that mixes the two but try to keep hard corner as commercial. Mr. Moser stated the 161 Focus Area Map came after the FLUM.

Commissioner Spare stated he has been trying to protect 161 for a long time and believes apartments will ruin our city.

Commissioner Connor stated he agrees with commissioner Spare and stated there are too many apartments based on the Multi-Family Development Map.

Commissioner Spare asked can an updated map be presented to the board each time cases for apartments comes before them. Ms. Ware stated yes.

Commissioner Smith stated she agrees with commissioners Spare and Fedorko about the updated map.

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Mr. Jackson stated the staff was asked to make a total assessment and present it to the CCDC meeting and it is currently on the agenda for the meeting taking place January 12, 2021.

Commissioner Moser stated to bring up the concerns on their behalf to the board members.

Spencer Byington, 5600 South FM 148 Kaufman TX stepped forward and represented the case and gave a presentation.

Commissioner Connor stated he doesn't want to see another gas station or apartments and there are so many other viable options available for retail.

Commissioner Spare stated if retails don't come about, he would rather see a warehouse.

Commissioner Smith agreed with commissioners Connor and Spare.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case Z210102/CP210102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Spare

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

Nays: none

Vote: 8-0

Motion: **carried**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 9:42 p.m.

Shawn Connor, Chairperson

ATTEST:

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Cheryl Smith, Secretary

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/25/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

RECOMMENDED ACTION: Staff is unable to recommend approval of this request.

SUMMARY:

Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-397	Undeveloped
South	PD-23	Undeveloped
West	PD-382	Multi-Family Residential (under construction)
East	SH-161	Highway

HISTORY:

- October 7, 2003: City Council approved a zoning change for a Planned Development, which consists of Multi-Family Uses, General Retail Uses and Integrated Residential and Retail Uses (Case Number Z030701). While the original PD-294 allows multi-family use, the subject property is located within the area designated as Tract B-2, which is zoned for General Retail.
- October 16, 2018: City Council approved a zoning change creating a Planned Development for multi-family use on the property to the west (Case Number Z180701/CP180701). The subject property was originally included in this request but was removed after the Planning and Zoning Commission recommended that the zoning for the subject property remain in place.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as High Density Residential. High density residential is reflective of multi-family apartments. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

The proposal is consistent with the FLUM's designation of High Density Residential. The subject property is along principal arterials. The proposal does not serve as a buffer between commercial or retail uses and lower density residential areas.

SH 161 Focus Area

The subject property is located within the SH 161 Focus Area identified in the 2018 Comprehensive Plan. Public input for this area identified opportunities and desires for recreational amenities and upscale retail/commercial including sit-down restaurants and entertainment venues.

The vision for this focus area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The character envisioned for this area is a retail and entertainment corridor. In response to the desires of the community, and based on existing planned developments, uses in the district should be restaurants, retail, commercial, personal services, and entertainment venues.

The Comprehensive Plan states that any new developments in the corridor will need to be reviewed for consistency with the established character to ensure they meet the area vision. The proposal is not consistent with the public input, area vision, and area character for the SH 161 Focus Area.

City Council Development Policy

City Council’s adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council’s adopted policy.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Multi-Family Three. The proposal meets the requirements of the UDC and Appendix W.

Table 2. Development Characteristics and Standards Comparison

Standard	Appendix W/UDC	Proposed
Max. Density	26	22.17
Min. Living Area (Sq. Ft.)	600	650
Max. Number of Single Bed Units	60%	60%
Lot Area (Sq. Ft.)	12,000	12,000+
Lot Width (Ft.)	100	100+
Depth (Ft.)	120	120+
Garages (% of Total Spaces)	30%	30%
Carports (% of Total Spaces)	20%	20%
Guest Parking (% of Total Spaces)	10%	10%
Fence Along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns
Perimeter Fence Height (Ft.)	6	6

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Planning and Zoning Commission denied this request by a vote of 8-0

Staff: While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.180 ACRES OF LAND OUT OF THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-294 TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Planned Development-294 to a Planned Development District for Multi-Family Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 11, 2021, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend denial to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development-294 to a Planned Development District for Multi-Family Use; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on February 2, 2021, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Planned Development-294; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and

welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended to rezone from its classification of Planned Development-294 to a Planned Development District for Multi-Family Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3. The following shall apply to development in the Planned Development District:

A. Development shall substantially comply with Exhibit B - Concept Plan.

B. Multi-Family Development:

1. Multi-family development shall comply with the use and development standards for Multi-Family Three (MF-3) District and Appendix W: Residential Development Standards in the Unified Development Code, as amended.
2. Landscaping shall follow Appendix W, and Article 8 of the Unified Development Code, as amended.
3. The entire perimeter fence shall be 6’ wrought iron with masonry columns (type 2). The masonry columns shall be placed 24 feet on center.
4. Any additional variances shall be evaluated with the Site Plan when finalized

building elevations are reviewed as part of the development request.

5. Participation in the Crime Free Multi-Housing Program shall be mandatory.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. This Ordinance shall be in full force and effect from and after its passage and approval.

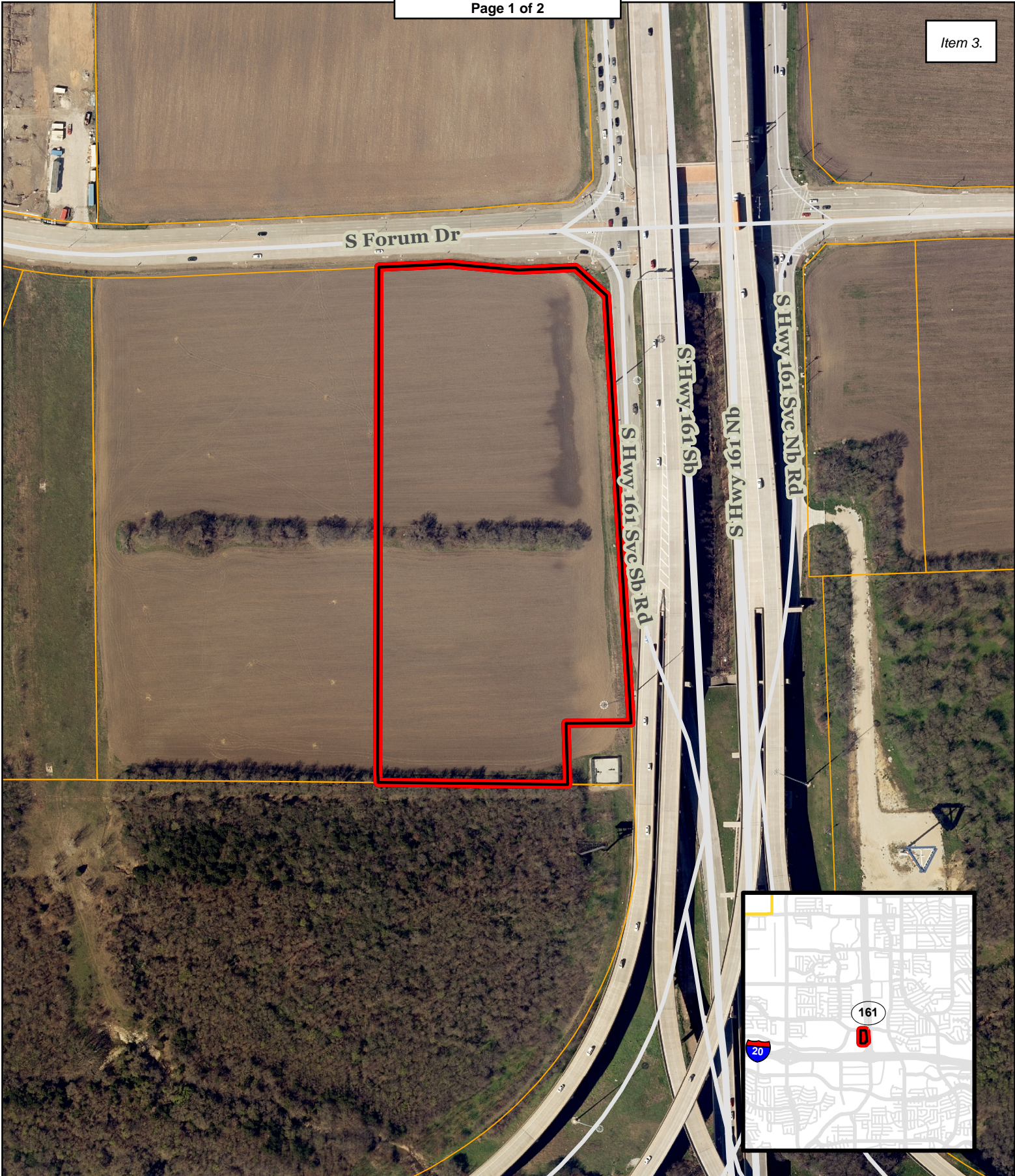
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE SECOND DAY OF FEBRUARY 2021.

Ordinance No. #-2020

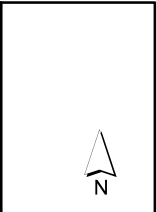
Zoning Case No. Z210102/CP210102

Planned Development No. #

Item 3.



CASE LOCATION MAP
 Z210102/CP210102
 Royalton at Grand Prairie Phase 2



City of Grand Prairie
 Development Services
 (972) 237-8255
 www.gptx.org

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 70099, PAGE 990, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYALTON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 201900269088, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 201000194742, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING 6 COURSES:

1. NORTH 87 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 113.09 FEET TO AN X-CUT SET;
2. SOUTH 84 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 127.46 FEET TO A 5/8" REBAR FOUND;
3. NORTH 88 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1078.29 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 17 SECONDS, AN ARC LENGTH OF 15.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 03 MINUTES 24 SECONDS EAST A DISTANCE OF 15.77 FEET TO A 5/8" REBAR FOUND;
5. NORTH 87 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 69.48 FEET TO A 5/8" REBAR FOUND;
6. SOUTH 47 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 76.96 FEET TO A 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "GORRONDONA & ASSOC" FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 2003039, PAGE 7373, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 830.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TEXAS MIDSTREAM GAS SERVICES, LLC, AS RECORDED IN INSTRUMENT NO. 20080159110, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT;

THENCE ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 100.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LELAND GJETLEY, AS RECORDED IN VOLUME 94053, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 336.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 49 SECONDS A DISTANCE OF 978.31 FEET THE **POINT OF BEGINNING**, CONTAINING 399,897 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).



ROBERT T HIDELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583
DATE: OCTOBER 30, 2020



DATE: 10/30/2020
JOB NO.: 18068B
DRAWN BY: RTH
SHEET 1 OF 1

9.180 ACRE +/- REMAINDER
OF
WILLIAM E. CAMPBELL, JR. -
BELT LINE LIMITED PARTNERSHIP TRACT
VOLUME 70099, PAGE 990,
D.R.D.C.T.

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
land title surveys · topography · subdivision platting
retail, commercial and industrial construction surveying
1864 North Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com FIRM #1004510



ALL THAT CERTAIN TRACT OR PARCELS OF LAND BEING SITUATED IN THE FREDERICK OGDEN SURVEY, ABSTRACT NO. 396, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. CAMPBELL, JR., BELT LINE LIMITED PARTNERSHIP AS RECORDED IN VOLUME 7009A, PAGE 990, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 10' REBAR WITH ALUMINUM CAP STAMPED "M.A.R.P.S. 487" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYAL TON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 2019080088, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 2010014142, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING 6 COURSES:

- NORTH 14 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 113.87 FEET TO AN "X" CUT SET;
- SOUTH 14 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 107.46 FEET TO A 5/8" REBAR FOUND;
- NORTH 18 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 109.29 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 30 MINUTES 17 SECONDS, AN ARC LENGTH OF 15.77 FEET BEING INTERCEPTED BY A CHORD BEARING NORTH 48 DEGREES 51 MINUTES 51 SECONDS EAST A DISTANCE OF 16.77 FEET TO A 5/8" REBAR FOUND;
- NORTH 17 DEGREES 28 MINUTES 15 SECONDS EAST A DISTANCE OF 69.48 FEET TO A 5/8" REBAR FOUND;
- SOUTH 17 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 76.36 FEET TO A 5/8" REBAR WITH WIRE PLASTIC CAP STAMPED "1000R000000" FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 203000, PAGE 1773, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 10 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 69.80 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LESLIE GUNLEY, AS RECORDED IN VOLUME 9602A, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, NORTH 18 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT;

THENCE ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 160.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LESLIE GUNLEY, AS RECORDED IN VOLUME 9602A, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG SAID NORTHERLY LINE, NORTH 86 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 236.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "M.A.R.P.S. 487" SET AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 33 MINUTES 48 SECONDS A DISTANCE OF 61.91 FEET THE POINT OF BEGINNING, CONTAINING 395,987 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

THIS PLAN IS BEARING REFERENCE TO THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE AND IS DERIVED FROM GPS OBSERVATIONS USING THE DALLASPORT NORTH AREA VERTICAL REFERENCE NETWORK (VRFN). THE VRFN IS MAINTAINED BY ALTIERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS.

ROBERT F. HELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6383, DATE: 02/27/2020, DRAWN BY: RTH, SHEET 01 OF 1.

9.180 ACRE +/- REMAINDER OF WILLIAM E. CAMPBELL, JR. BELT LINE LIMITED PARTNERSHIP TRACT VOLUME 7009A, PAGE 990, D.C.B.C.T.

MARSHALL LANCASTER & ASSOCIATES, INC. CONSULTING LAND SURVEYORS
184 North Nowland Drive, Suite E, Hurst, TX 76039
www.marshall-lancaster.com (817) 266-8800

SITE DATA

NO FLOOD PLAIN
NO WETLANDS
CURRENT ZONING: PD-294
PROPOSED ZONING: PD-PLANNED DEVELOPMENT

PHASE 1
12,000 ACRES
200 UNITS
25.00 UNITS/ACRE
3-STORY RESIDENTIAL BUILDINGS
1-STORY CLUBHOUSE

PHASE 2
9.2 ACRES
204 UNITS
22.17 UNITS/ACRE
1-STORY CLUBHOUSE

SITE NOTES

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3 I.
- LANDSCAPING SHALL BE IN COMPLIANCE WITH APPENDIX W AND ARTICLE 8 OF THE UDC.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER F.I.E.M. PANEL 484100000A, DATED 7/7/2014.
- PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

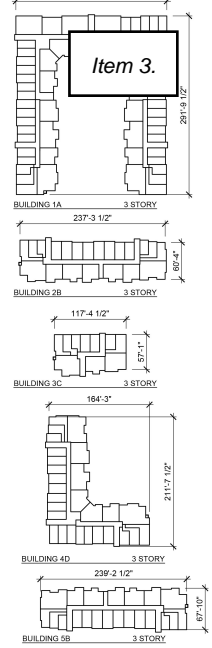
PARKING TABULATION

PARKING REQUIRED:	
1 BEDROOM UNITS	120(80%) X 1.25 SP/UNIT = 150
2&3 BEDROOM UNITS	82(40%) X 2.50 SP/UNIT = 205
TOTAL PARKING	316
COVERED PARKING REQUIRED:	
GARAGES	30% OF RECD PARKING = 95
CARPORIS	20% OF RECD PARKING = 63
DESIGNATED GUEST PARKING REQUIRED:	
GUEST	10% OF RECD PARKING = 31
PARKING PROVIDED:	
OPEN SPACES	99
GARAGE	95
TANLUM	91
CARPORIS	72
GUEST	31
TOTAL PARKING	390
PARKING TO UNIT RATIO	1.91 SPACES/UNIT
CLUBHOUSE PARKING	10
GRAND TOTAL PARKING PROVIDED	400

BUILDING SETBACK NOTES

- 45 FT SIDE AND REAR SETBACKS INCREASE BY 1 FT FOR EVERY FT. OF BLDG. HT. GREATER THAN 35 FT.
- 3 FT ACCESSORY BLDG. SETBACK IS SUBJECT TO A MAX BLDG. HT. OF 10 FT. ACCESSORY BLDGS. GREATER THAN 10 FT IN HT. ARE SUBJECT TO THE STANDARD SETBACKS.

PROPOSED BUILDINGS



SITE AMENITIES

AMENITIES SHALL COMPLY WITH UDC APPENDIX W
CLUBHOUSE AMENITIES SHALL INCLUDE A FULLY EQUIPPED FITNESS CENTER, A SPIN/YOGA CENTER, AND COMMUNITY GATHERING SPACES.
UNIT AMENITIES SHALL INCLUDE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A PRIVATE BALCONY/PATIO
SMALLEST UNIT IS MIN 650 S.F.
ONE BEDROOM UNITS WILL NOT EXCEED 60% OF TOTAL UNIT COUNT.

VICINITY MAP



DEVELOPER: SWBC REAL ESTATE, LLC
5949 SHERRILL LN., SUITE 750
DALLAS, TX 75225
PH: 214.924.4156
CONTACT: SPENCER BYINGTON
EMAIL: SByington@swbc.com

OWNER: CAMPBELL-BELTLINE, LP
5950 BERSHIRE LN., SUITE 400
DALLAS, TX 75225
PH: 214.769.5766
CONTACT: RICK O'BRIEN
EMAIL: rickjobrien@msn.com

Cross architects
CROSS ARCHITECTS
879 JUNCTION DR
ALLEN, TEXAS 75013
PH: 972.398.6644
oevrett@crossarchitects.com

THE ROYALTON AT GRAND PRAIRIE PH-II (TENTATIVE) 1705 S. FORUM RD GRAND PRAIRIE, TEXAS

CROSS PROJECT NO	DATE	CASE NO.
SCHEMATIC	10/27/2020	2210102/CP210102



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 11, 2021**

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez.

Assistant Attorney Tiffany Bull called the briefing to order by Video Conference at 5:34 p.m.

AGENDA REVIEW #1 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Commissioner Spare asked at 3,300 square feet, does it mean these units don't have backyards? Mr. Tooley stated they do have small backyards. Mr. Spare asked what is the square footage of the units that are not meeting the 3,300 sq. ft requirement. Mr. Tooley stated it's between 2,000-3,000 sq. ft. Mr. Spare stated they are far from the 3,300 sq. ft requirement and asked if the city is just bending to their will. Mr. Tooley stated this was proposed the same way during the Concept Plan. Mr. Spare asked why staff is not worried about the size of the lots. Chief City Planner, Savannah Ware stated the concept plan approved back in 2018 showed these lot size and it was confirmed that the depth and lot width were met but they did not have the tabulations on this and the way planned development and concept plan was approved it is consistent with the site plan. Planning and Development Director, Rashad Jackson stated the concept plan is noted the minimal lot size can be 2,100 sq. ft and the planned development also states Appendix W should be followed. Mr. Tooley stated the smallest lot is 2,200 sq. ft. 15 lots 2,200 sq. ft, 12 lots 2,754 sq. ft, 41 lots 3,000 sq. ft and 24 lots 3,060 sq. ft.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

At 5:43 p.m. Commissioner Landrum was present at the meeting.

ITEM #2- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Vice Chairperson Moser asked if the property is owned or rented. Ms. Ware stated they own the property.

Commissioner Smith asked if the owner is being fined for not meeting the requirements of the SUP. Ms. Ware stated they are fined when they are issued citations. Ms. Smith asked what is plan b when the staff cannot get in connect with the owners. Ms. Ware stated Plan B is to hand deliver a letter because they have called all the phone numbers available in their files and emailed all the email addresses with no response.

Vice Chairperson Moser asked if citations have been paid. Environmental Services Manager, Cindy Mendez stated the owner has paid over \$6,700 in citations and they have been plea deals or no contest. Most charges are between \$324 and \$756 for each and he has been paying the window fines.

Commissioner Perez asked if there have been citations since 2017 and the commission has been approving the SUP renewal even though violations have been going on. Ms. Ware stated the SUP was renewed in 2018 and was placed on the consent agenda and doesn't understand why if they weren't in compliance then but that is why they are here today, to get them in compliance or revoke their SUP.

Vice Chairperson Moser asked how often the SUP renewal comes up. Ms. Ware stated it depends if it is still in the early stages of the SUP a lot of the times, they have that one-year language. Once it has a CO or it has been constructed the staff will bring them back in a year to review and they will not come back unless there are issues and citations would trigger that review. Mr. Moser asked when did the owner get the original SUP. Ms. Ware stated it was in 2015 and in 2016 they still weren't operating so the renewal was granted. Mr. Moser asked if staff sent them notifications and if owners responded. Ms. Ware stated that is correct and she had a teams meeting with the applicant the morning of the P&Z hearing and walked him through the staff's recommendations, issues and also sent him the link for the public hearing.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

ITEM #3 - Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Commissioner Smith asked why put apartments in the middle of a gas well. Ms. Ware stated the applicant will be available to answer this question.

Vice Chairperson Moser asked if the people who sent the letter of opposition own their land. Ms. Ware stated that is correct. Mr. Moser asked what the zoning on this property is. Ms. Ware stated the property is zoned agricultural and the FLUM has it designated for Mixed Use. Mr. Moser asked if they could build a house on it and it be conforming under the agricultural zoning. Ms. Ware stated correct.

Commissioner Smith stated she agrees with Mr. Moser being a safety issue to build around the gas well.

ITEM #4- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Commissioner Spare thanked the planning department for their recommendation and sticking to the guidelines.

ITEM #5- COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated until further notice meetings will remain via zoom.

Vice Chairperson Moser had a question about a disclosure on the agenda and Assistant Attorney Tiffany Bull stated the item cannot be discussed.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Commissioner Smith thanked the staff for continuing to protect the staff during COVID and believes zoom meetings are the best thing right now.

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez, Code Enforcement Officer, Philip Curtis.

Vice Chairperson Bill Moser called the meeting to order by Video Conference at 6:36 p.m. and Commissioner Moser gave the invocation, and Commissioner Landrum 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 December 14, 2020.

Item #2- APPROVAL OF AMENDED MINUTES: To approve the amended minutes of the Planning and Zoning Commission meeting of November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #3- P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

Item #4 – P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Item #5- P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

Item #6- P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres. 187.141 acres situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 and LI, within the IH-30 Corridor Overlay District, and generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

Commissioner Smith moved to approve the minutes, amended minutes, cases P210101, P210102, P210103, and P201201.

Motion: Smith

Second: Coleman

Ayes: Moser, Smith, Spare, Coleman, Perez Landrum, Fedorko

Nays: none

Vote: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 7 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Mr. Tooley stated the applicant intends to construct a single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District. The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes. The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

The applicant is requesting the following variance:

1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

The Development Review Committee (DRC) recommends approval.

Steve Schermerhom, 8430 Fair Oaks Frisco TX. 75033 75240 stepped forward and represented the case.

At 6:55 p.m. Chairperson Connor was present at the meeting.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: none

Vote: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 8- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by 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 to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. 76 Item8. Page 2 of 3 It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted. Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Landrum stated based on the number of violations since 2018 he believes SUP needs to be revoked because it seems like they are willing to just pay fines and keep going on as they are.

Commissioner Perez asked how staff was trying to communicate with owner and if staff had the wrong phone number. Ms. Ware stated the email address in which the owner contacted her from was different from the ones we had on file and she did set up a Teams meeting with the owner this morning and walked him through the staff report and staff's recommendation.

Commissioner Moser stated he is not sure how Mr. Rodriguez didn't know about the hearing if he has been paying fines and wants to see what owner has to say.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, 75240 stepped forward and represented the case, he stated he never received any letters, but he did find out where some mail was delivered to the wrong address, which is why he never knew about the review.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Assistant Attorney Tiffany Bull stated if the commissioners believe owner didn't receive any notifications about the hearing and wish to give him more time to prepare for the hearing of January 25th, you can.

Chairperson Connor asked with all the contact the city has had with him about the violations, why hasn't any of the improvements been done because it seems like they are ignoring it. Mr. Rodriguez stated they aren't ignoring it. He goes down there once every week or so and keeps it clean. Mr. Connor listed a few of the violations the owner received and stated it seems like he just pays the fines and ignores following SUP's regulations/requirements. Mr. Rodriguez stated he is not trying to pay fines. Mr. Connor stated he hasn't answered his question as to why he hasn't made the improvements. Mr. Rodriguez stated he is not ignoring the citations and he takes them seriously.

Commissioner Fedorko stated he claims he didn't get notice of the hearing, but he has been paying the violations but asked if he knew the conditions of his SUP. Mr. Rodriguez stated yes. Mr. Fedorko asked by knowing the conditions of his SUP is it ok to agree that very few of those conditions have been met. Mr. Rodriguez stated yes, he agrees. Mr. Fedorko stated he wants to try to help him because they want Main St. to have viable operating businesses and asked why the conditions haven't been met. Mr. Rodriguez stated he has been going through some tough times this past year, with having a lot of injuries and it has hindered him from being able to be on top of things like he should be and also due to the stress of the pandemic.

Commissioner Moser stated his SUP was approved in 2015 before the pandemic and the requirements they are talking about are the requirements in the SUP in 2015 and went on to state some of those requirements. He agrees with commissioner Fedorko he loves small businesses to succeed but it seems like he is ignoring the requirements.

Commissioner Smith asked what his plan would be if they approved the SUP and to include a timeline. Mr. Rodriguez stated he would do the striping and fence within 30 days. Ms. Smith stated it would be up to the entire commission to decide.

Commissioner Perez stated not having a fire hydrate on the property is concerning because of safety concerns and has had 5 years to get it done. Mr. Rodriguez stated there is one across the street.

Commissioner Spare agrees with Commissioner Landrum. He went on to state he would want to pull the SUP until council and get from the owner contracts for the striping, fencing, etc. to prove to the council members he is taking it seriously.

Chairperson Connor stated looking at it, a lot of the violations are minor, and it seems like the owner doesn't care to fix it.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Commissioner Fedorko agrees with commissioner Connor.

Commissioner Moser stated if the applicant would like to have some extra time to prepare for a hearing or continue the hearing today. We can have a motion to table until the next Planning a Zoning Hearing and give him 2 weeks to formulate a plan.

Assistant Attorney Tiffany Bull stated she thinks the commission should take into consideration whether Mr. Rodriguez feels he had enough time to prepare for this hearing since he indicated he only received notice this weekend.

Commissioner Moser asked Mr. Rodriguez if he would like to table it and get an additional two weeks to formulate a plan. Mr. Rodriguez stated he would appreciate the two weeks.

Commissioner Spare stated in two weeks he would like to see a signed contract for relining, new fencing, and would like to see some cleaning done on the property and the plan. Mr. Rodriguez stated yes sir.

Commissioner Smith asked if we could get clarification about the fire hydrate. Code Compliance Officer Philip Curtis stated that requirement was placed by the fire marshal's office and typically when a depth of a property is over 150 ft it is required to have a fire hydrate on property. Mr. Moser stated they will get clarification from fire marshal before the next meeting.

Chief City Planner Savannah Ware stated the next Planning and Zoning Meeting is on January 25th and the packet goes out January 22nd, which means if the commissioners would make a motion requiring the applicant to submit an operational action plan then we would need it by January 20th at noon. Mr. Rodriguez asked who he would submit his operational action plan to. Ms. Ware stated he can coordinate with her.

There being no further discussion on the case commissioner Spare moved to close the public hearing and revoke SUP on case SU150803C per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Connor

Ayes: Spare, Connor, Landrum, Moser

Nays: Smith, Fedorko, Coleman, Perez

Vote: 4-4

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Motion: **Failed**

There being no further discussion on the case commissioner Smith moved to close the public hearing and table case SU150803C to the next meeting January 25, 2021 with recommendation that the owner prepare an action plan to bring property into compliance and submit by noon on January 20, 2021.

Commissioner Spare amended the motion with the approval of Commissioners Smith and Perez to include the recommendation that the owner also provide signed contracts with a fencing company and a stripping company and show a receipt that he paid or did himself the cleaning of the oil stains.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Spare, Connor, Moser, Fedorko, Smith, Coleman, Perez

Nays: none

Abstaining: Landrum

Vote: 7-0-1

Motion: **Carried**

PUBLIC HEARING AGENDA ITEM # 9- Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Ms. Ware stated the purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use. The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix. Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property. As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway. The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

Commissioners discussed the safety concerns about building apartments around a gas well and asked what other uses a better fit on this parcel are.

Commissioner Coleman asked if gas well is active. Ms. Ware stated it is a producing gas well.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Break at 8:07 pm and reconvened at 8:15 pm

Robert Weinstein, 495 Broadway 7th Floor New York NY 10002 stepped forward and represented the case and gave a Power Point presentation.

Commissioner Smith asked what the cost per unit for rent is. Mr. Weinstein stated one bedroom: \$900-\$1200, two bedrooms: \$1,500-\$1,800.

Commissioner Fedorko asked if they have had any discussions with fire dept about being so close to a gas well. Mr. Weinstein stated they had a DRC meeting and the fire dept was in attendance and made some changes with the comments they were given.

Commissioner Moser stated he understood you can't have commercial construction within 300 ft and residential within 600 ft and asked is that correct. Mr. Jackson stated per environmental comments given to them it is 300 ft for residential.

Maxwell Fisher, Master Plan Texas, 2201 Main St Suit 1280 Dallas TX 75201, stepped forward and represented the case, he stated mixed use wouldn't work on this parcel because of the lack of traffic. He gave examples of other developments that were built around well heads.

A letter of opposition was submitted by the Longneckers.

There being no further discussion on the case commissioner Spare moved to close the public hearing and deny case Z201202/CP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Moser, Smith, Spare, Perez Landrum, Fedorko, Connor

Nays: Coleman

Vote: 7-1

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Mr. Tooley stated the purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses. The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill. The applicant is not requesting any variances.

While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

Commissioner Fedorko stated the FLUM and the 161 Focus Area Map contradicts one another and asked why. Planning and Development Director Rashad Jackson stated when the FLUM was established and they built deeper into this focus area a portion of the FLUM should have been updated and at a minimum the applicant should propose a submittal that mixes the two but try to keep hard corner as commercial. Mr. Moser stated the 161 Focus Area Map came after the FLUM.

Commissioner Spare stated he has been trying to protect 161 for a long time and believes apartments will ruin our city.

Commissioner Connor stated he agrees with commissioner Spare and stated there are too many apartments based on the Multi-Family Development Map.

Commissioner Spare asked can an updated map be presented to the board each time cases for apartments comes before them. Ms. Ware stated yes.

Commissioner Smith stated she agrees with commissioners Spare and Fedorko about the updated map.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Mr. Jackson stated the staff was asked to make a total assessment and present it to the CCDC meeting and it is currently on the agenda for the meeting taking place January 12, 2021.

Commissioner Moser stated to bring up the concerns on their behalf to the board members.

Spencer Byington, 5600 South FM 148 Kaufman TX stepped forward and represented the case and gave a presentation.

Commissioner Connor stated he doesn't want to see another gas station or apartments and there are so many other viable options available for retail.

Commissioner Spare stated if retails don't come about, he would rather see a warehouse.

Commissioner Smith agreed with commissioners Connor and Spare.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case Z210102/CP210102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Spare

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

Nays: none

Vote: 8-0

Motion: **carried**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 9:42 p.m.

Shawn Connor, Chairperson

ATTEST:

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Cheryl Smith, Secretary

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

810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors



100 / Upscale Mixed-Income Units

Serving the Seniors of Grand Prairie

Proposed 9% Housing Tax Credit Development
by CSH Park Square Garden Villas, Ltd.

[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

810 E. Tarrant Road

Grand Prairie, Texas



Park Square Garden Villas

for Seniors

DEVELOPER

Brompton Community Housing Development Corporation – TEXAS (501c3)

GENERAL CONTRACTOR

Nations Construction, Ltd. - TEXAS

ARCHITECT

Cross Architects , PLLC - TEXAS

MANAGEMENT

Texas Inter-Faith Management Corporation - TEXAS (501c3)

RESIDENT SERVICES

Portfolio Resident Services, Inc. - TEXAS (501c3)



Team



810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors

Narrative

CSH Park Square Garden Villas, Ltd. is proposing to secure an award of housing tax credits from TDHCA to acquire and develop 6.25 acres of vacant land along East Tarrant Road in Grand Prairie for independent senior living housing. CSH Park Square Garden Villas, Ltd. will own, operate and bring premium resident services to seniors in the community, designing upscale multi-story apartment homes at market-rates and affordable-rates inside the TIRZ revitalization area of the urban core of Grand Prairie. The proposed Park Square Garden Villas will be a true mixed-income senior community offering luxury living amenities for those 55 years of age and older. Brompton Community Housing Development Corporation, as the 501(c)3 Texas non-profit developer, owner and operator, pays property taxes and will engage best in class design team professionals for quality interior finishes and exterior facades. Park Square Garden Villas will inject over \$20.5 million worth of new construction and housing revitalization into the community.



[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors

Proposed amenities may include:



- Gated Community
- Fitness Center
- Business Center
- Pool
- Balconies
- Patios
- Resident Gardens
- Controlled Building Access
- On-Site Maintenance
- Spacious Walk-In Closets
- Library
- Washer & Dryer Connections
- Energy Efficient Appliances
- Premium Counter Tops
- Wood Plank Flooring
- Theater
- Wi Fi
- Dog Park
- Barbeque & Picnic Areas
- Walking Trails



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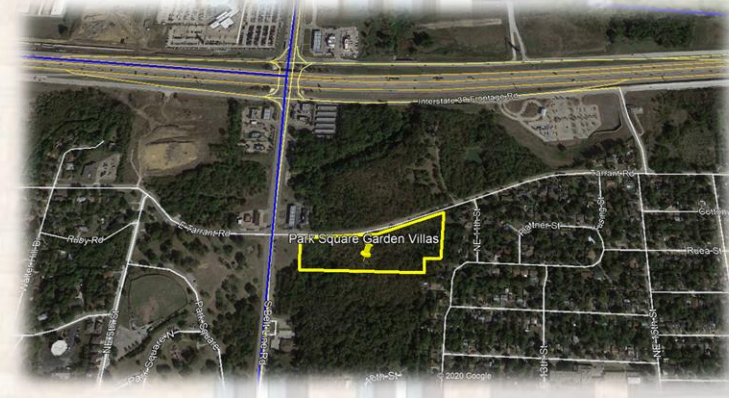
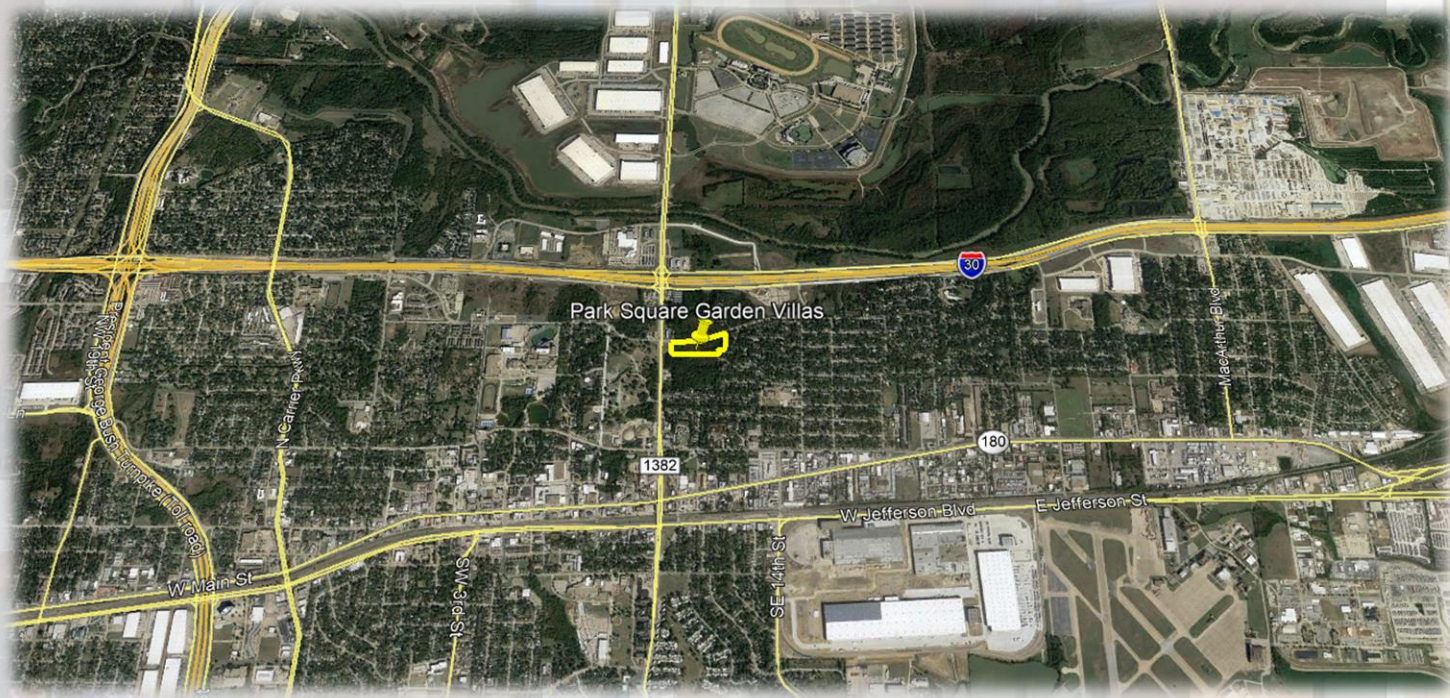
810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors

Location



810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors

SITE DATA
 -6.5 ACRES
 -100 UNITS
 -15.38 UNITS/ACRE

BUILDING TABULATION

TYPE	# BLDGS.	# STORIES	UNITS/BLDG.
A	1	3	100
TOTAL	1	3	100

PARKING TABULATION

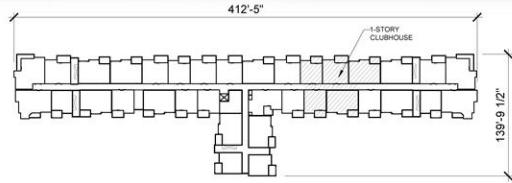
PARKING REQUIRED

1.25 PER 1 BED (57 X 1.25)	72
2 PER 2 BED (43 X 2)	86
TOTAL	158

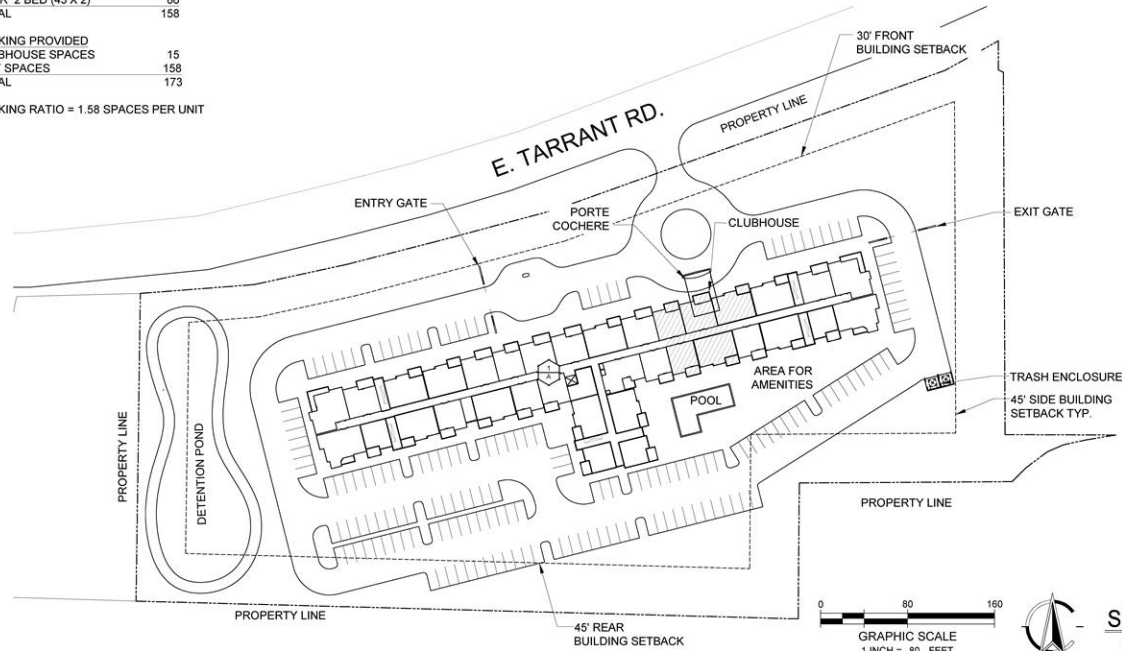
PARKING PROVIDED

CLUBHOUSE SPACES	15
UNIT SPACES	158
TOTAL	173

PARKING RATIO = 1.58 SPACES PER UNIT



BUILDING 'A'
3 STORY
1" = 100'



Cross
architects

PARK SQUARE GARDEN VILLAS
GRAND PRAIRIE, TEXAS

DATE: 01.07.21
A1.0
SITE PLAN
Copyright © 2020

SITE PLAN
SCALE 1" = 80'-0"

Site Plan

[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

810 E. Tarrant Road

Grand Prairie, Texas

Park Square Garden Villas

for Seniors

Units: 100 units (approximately)

Total Development Cost: \$20,500,000

Anticipated Project Schedule:

- Jan 1, 2021 / HTC Pre-Application
- Mar 1, 2022 / HTC Application
- Aug 1, 2021 / HTC Award
- Feb 1, 2022 / Construction Start
- Aug 1, 2023 / Construction Complete
- Aug 1, 2023 / Lease-up Begins
- June 1, 2024 / Lease-up Complete

Rents / Unit Mix

1 BR	2BR
30%, 50%, 60%, Market Rate	30%, 50%, 60%, Market Rate
\$458 / \$808 / \$970 / \$1115	\$582 / \$970 / \$1,164 / \$1,340
4 units / 14 units / 16 units / 6 units	5 units / 20 units / 26 units / 9 units

**True Mixed Income
Development**

100 units

[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

Request for Support

Without an allocation of TDHCA housing tax credits, Park Square Garden Villas cannot go forward. Therefore, CSH Park Square Garden Villas , Ltd. is requesting your support. We look forward to setting up a time to discuss details and answer any questions you may have.

Contact

CSH Park Square Garden Villas , Ltd.

Russ Michaels, Esq. / Consultant
russ@csh-vault.com
212-960-3913

Or

Matt Higgins / Lead Development Consultant
817-683-1571
mhiggins@msh-icservices.com

[DISCLAIMER: all photos, numbers, units, calculations, and development concept/scope are subject to change. For informational purposes only.]

INTER-FAITHGROUP



Communities

&

Purpose



Community

Development

Resident Services

Management

Relationship

The Inter-Faith Group (IFG) develops high quality housing and provides life-changing resident services to the families, individuals and elders in its communities. Our 501(c)3 non-profit mission is to create purposeful affordable housing for the seniors, veterans, workforce and children of the world.



INTER-FAITHGROUP

Our Mission



"Home is more than a floor plan ... it's an environment that's shaped by people regardless of economics; and by promoting the idea of 'community', we initiate transformation on a broad scale."

- JOT Couch / Founder



Item 4.



Purpose

Commitment

Responsibility

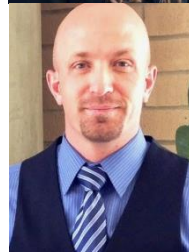
Integrity

Respect

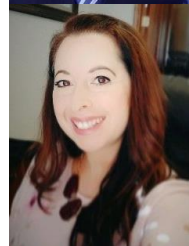
Kindness



Eleanor Fanning / Executive Director
Brompton Community Housing Corp.
Lead Developer / Owner & Operator



Russ Michaels, Esq. / Consultant
Portfolio Resident Services
Community Outreach



Marie Compton / Executive Director
Texas Inter-Faith Management
Management / Acquisitions



Jervon Harris / Development Consultant
SuperUrban Realty Ventures, LLC
Housing Development / Engineering



Matt Higgins / Compliance Consultant
MSH IC, LLC
Construction / Financing



INTER-FAITHGROUP

Our Team



2,300+ units

owned & operated

50,000+

served with resident services

2,800+ units

under management

20+

developments

INTER-FAITHGROUP

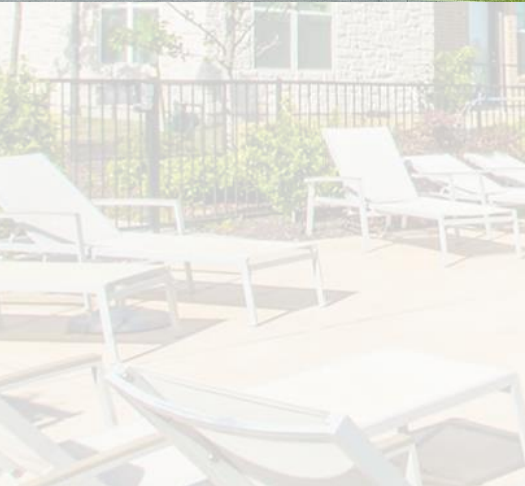
Our Experience

\$millions +

spent on furthering IFG mission



Our Exteriors



INTER-FAITH**GROUP**



Our Exteriors

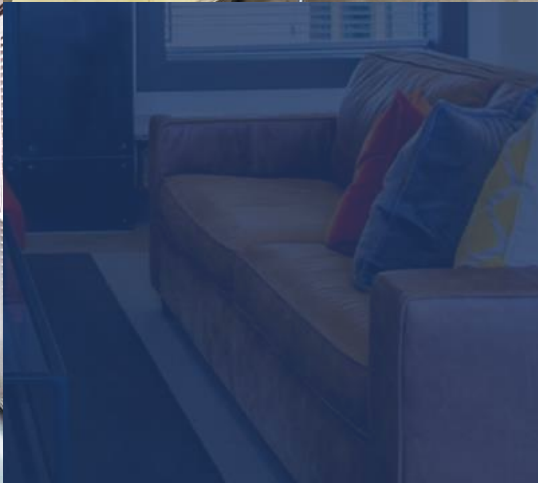


Item 4.



INTER-FAITHGROUP

Our Interiors



INTER-FAITHGROUP

Our Resident Services



Health

Family

Youth

Neighborhood



Job

Career

Recreation

Social Services



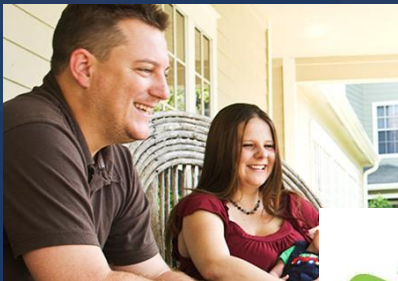
At IFG, our people come first. Portfolio Resident Services, Inc. is a 501(c)3 non-profit organization whose mission is to provide quality living assistance to residents through select coaching and mentoring programs.



INTER-FAITHGROUP



Our Relationships



Providing quality multifamily housing and resident services requires a vast network of third-party experts and professionals who deliver the highest standards in architecture, law, construction, finance and charity. That is why the Inter-Faith Group prides itself on teamwork and engaging companies and organizations that are committed to positively impacting people, neighborhoods, and communities.

INTER-FAITHGROUP

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**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/08/2021

REQUESTER: Rashad Jackson, AICP

PRESENTER: Rashad Jackson, Director of Planning & Development

TITLE: Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 810 E. Tarrant

RECOMMENDED ACTION: Approve, no objection or no response. The property is currently zoned Commercial. The future land use map (FLUM) calls for the property to develop as Commercial and Medium Density Residential. Noting this, staff can not support a multifamily project per the FLUM.

ANALYSIS:

City staff has received a request from the Inter-Faith Group / Brompton Community Housing Development to approve a resolution of support for a senior tax credit development. At the meeting, staff will present the request and provide analysis for the proposed project. The property for the 100-unit development is located at 810 E. Tarrant Road. A brochure of the proposed project is attached for review.

The property is currently zoned Commercial. The future land use plan calls for the property to develop as Commercial and Medium Density Residential.

FINANCIAL CONSIDERATION:

N/A