PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MAY 22, 2023 AT 6:00 PM

MINUTES

BRIEFING SESSION - 6:00 PM

Chairperson Smith called the Briefing meeting to order at 6:02 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

ABSENT
Commissioner John Fedorko
Commissioner Quentin Pete Jr.

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:30 p.m.

Call to Order

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

Commissioner CJ Ramirez

ABSENT
Commissioner John Fedorko

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one through five. The motion carried 8-0.

1. Approval of Minutes of the May 08, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-05-0033 - Final Plat - Prairie Ridge Phase 7. Final Plat for Prairie Ridge Phase 7, including 150 residential lots and three open space lots. 39.67 acres of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located west of HWY 287 and east of the Johnson County-Ellis County Line

   Approved on Consent Agenda

3. PLT-23-04-0025 - Replat - Lot 1, Block A, Horeb Church Addition (City Council District 3). Replat of Lot 1, Block A, Horeb Church Addition, creating one non-residential lot on 0.682 acres. Lots 1-3, Block 1, Lake Crest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single-Family Four Residential District, and addressed as 1514 Sampsell Drive and 1529 & 1533 Avenue D

   Approved on Consent Agenda

4. PLT-23-04-0028 - Residential Replat - Lots 1 & 2, Block 1, Fast Addition (City Council District 6). Residential Replat of Lots 1 & 2, Block 1, Fast Addition, creating two residential lots on 1.008 acres. Lot 111, Florence Hill Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1406 Nadine Ln

   Approved on Consent Agenda

5. PLT-23-05-0034 - Final Plat - Prairie Ridge Phase 5. Final Plat for Prairie Ridge Phase 5, including 180 residential lots and four open space lots. 55.13 acres of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ,

Ellis County, Texas, generally located west of HWY 287 and east of the Johnson County-Ellis County Line

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and table items six through eight to the next P&Z meeting of 06-12-2023. The motion carried 8-0.

6. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy

   Tabled

7. CPA-23-04-0005 - Comprehensive Plan Amendment - Stripe A Zone (City Council District 1). Amendment to the Future Land Use Map to change the designation from Mixed Use to Light Industrial. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

   Tabled

8. ZON-23-04-0015 - Zoning Change - Stripe-A-Zone (City Council District 1). Zoning Change from Commercial and Commercial Office to Light Industrial on 11.96 acres of land. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

   Tabled

PUBLIC HEARING

Planner June Sin stated the following cases nine and ten would be presented together.

9. CPA-23-05-0008 - Comprehensive Plan Amendment - 2129 Houston St (City Council District 1). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.145 acres. A northern portion of Lot 8, Block 84, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial District, and addressed as 2129 Houston St

10. ZON-23-03-0013 - Zoning Change - 2129 Houston St (City Council District 1). Zone Change from Commercial District to Single Family-Six Residential District on 0.145 acres. A northern portion of Lot 8, Block 84, Dalworth Park Addition, City of Grand Prairie, Dallas County,

zoned Commercial District, within the SH 161 Overlay District, and addressed as 2129 Houston St

Planner June Sin presented the case report for item nine and gave a power point presentation. She stated the applicant is proposing to rezone the property to be able to construct a single-family home on 0.145 acres. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Planner June Sin presented the case report for item ten and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Commercial District, which does not allow single-family residential use. The applicant is not requesting any variances at this time.

Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:

1. *The applicant shall plat the property and file it with the county before the issuance of any building permits.*

Jose Sarinana 3685 Racquet Club Dr Grand Prairie TX., noted available to answer any questions.

Motion made by Commissioner Coleman, Seconded by Chairperson Smith to close the public hearing and deny items nine and ten. The motion carried 8-0.

11. SUP-23-04-0013 - Specific Use Permit/Site Plan - Truck Repair at Roy Orr and Oakdale (City Council District 1). Specific Use Permit for Heavy Truck Repair and a Site Plan for a 13,000 sq. ft. facility on 1.155 acres. Tract 1.2, H. P. Crocker Survey, Abstract No. 1703, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 2906 W Oakdale Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain approval of a Specific Use Permit and Site Plan for a Heavy Truck Repair facility on 1.155 acres to facilitate the development of the property.

The applicant is requesting the following variance:

1. *Landscape Buffer – Variance to the requirement for a 30 ft. landscape buffer along Oakdale Road to allow a buffer of eight feet along a portion of the site. A significant difference in grade between Oakdale Road and the site means that the development requires a retaining wall, making it difficult to provide the required buffer.*

The Development Review Committee (DRC) recommends approval with the condition that the applicant plat the property and establish the mutual access easement prior to the issuance of building permits. Staff does not object to the requested variance.

Angelo Chokas 101 NW 8th St Grand Prairie TX., noted available to answer any questions.

Motion made by Commissioner Coleman, Seconded by Commissioner Gonzalez to close the public hearing and approve SUP-23-04-0013 per staff recommendations. The motion carried 8-0.

12. ZON-23-04-0014 - Zoning Change - 505 NE 27th St (City Council District 5). Zoning Change from Neighborhood Services (NS) to Single-Family Four (SF-4) on 0.143 acres Lot 1, Block G, Westover Place Revised Addition, City of Grand Prairie, Dallas County, zoned Neighborhood Services (NS), and addressed as 505 NE 27th Street

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant is requesting to change the zoning of a vacant lot of 0.143 acres, to allow for the construction of a single-family house. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Ramirez, Seconded by Commissioner Perez to close the public hearing and approve ZON-23-04-0014. The motion carried 8-0.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:50 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary