PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JANUARY 22, 2024 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner Ana Coca (entered meeting at 5:33 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:35 p.m.)

ABSENT
Commissioner John Fedorko
Commissioner CJ Ramirez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith asked if there was any opposition to item five. Ms. Sin stated no. Commissioner Madden asked will the stage be permanent for item eight. Ms. June stated yes. Senior Planner June stated item nine will not be heard due to applicant requesting item to be tabled to a later meeting.

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 Julia Perez
Commissioner Ana Coca
Commissioner Michelle Madden

Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

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 Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve items one through four. The motion carried unanimously.

1. Approval of Minutes of the January 8, 2024 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-12-0071 – Final Plat – Lakeridge Village Addition (City Council District 4). Final Plat of Lots 2.3-R & 2.3-R, creating one non-residential lot on 1.389 acres. Lot 2.2, and Lot 2.3, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-283) and addressed as 2570 & 2576 W Camp Wisdom Rd

   Approved on Consent Agenda

3. PLT-23-12-0074 - Replat - Lot 17R, Block 68, Dalworth Park Addition, 110 NW 15th (City Council District 5). Replat of Lots 17 and 18, Block 68, Dalworth Park Addition, creating one non-residential lot on 0.143 acres. Lots 17 & 18, Block 68, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial with the SH 161 Corridor Overlay District, and addressed as 110 NW 15th Street

   Approved on Consent Agenda

4. PLT-23-12-0069 - Residential Replat – (City Council District 2). Residential Replat of Lots 42R and 43R, Block A, Kirby Creek Village Addition, creating two residential lots on .263 acres. Lots 42 and 43, Block A, Kirby Creek Village Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-127, and addressed as 3019 & 3023 Bosswood Ct

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-23-10-0024 - Site Plan – Hamilton Commercial Headquarters (City Council District 4). Site Plan for an office/warehouse development on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, zoned PD-30A, within I-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to construct a 51,690 sq. ft. office/warehouse building on 6.431 acres. The building consists of 14,846 sq. ft. of offices and 36,844 sq. ft. of warehouse. The applicant is not requesting any variances. Development Review Committee (DRC) recommends approval.

   Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX., noted support for this request and available for questions.

   Motion made by Chairperson Smith, Seconded by Commissioner Perez to close the public hearing and approve item STP-23-10-0024. The motion carried unanimously.

6. STP-23-12-0029 - Site Plan - Warehouse at 502 W Oakdale Road (City Council District 1). Site Plan for an industrial warehouse on 20.03 acres. Lot 1, Block 1, Zachry Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District and addressed as 502 W Oakdale Road

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to construct a 355,540 sq. ft. speculative industrial warehouse building on 20.03 acres. City Council must approve a Site Plan for any project involving industrial uses. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, and landscaping and screening requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Tyler Riek 2700 Commerce St Dallas TX., noted support for this request and available for questions.

   Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item STP-23-12-0029. The motion carried unanimously.

PUBLIC HEARING

7. CPA-24-01-0001 - Comprehensive Plan Update - Hardrock Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 16.82 acres. Multiple tracts out of John C. Read, City of

Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant is proposing to rezone the property to be able to construct a speculative office/warehouse. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the Future Land Use change because the proposed use does not align with the Future Land Use Map. However, the requested change matches the predominant use of the area. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX., noted support for this request and available for questions.

Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve item CPA-24-01-0001. The motion carried unanimously.

8. SUP-23-12-0049 - Specific Use Permit - Aqua Special Event Center (City Council District 1). Specific Use Permit request for a Special Event Center in an existing commercial lease space in Asia Times Square on 12.47 acres. Lot 2A, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2625 W Pioneer Parkway

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a special event center in a lease space in Asia Times Square at 2625 W Pioneer Parkway. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC). The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Matthew Loh 2625 W Pioneer Pkwy Grand Prairie TX., stepped forward representing case and available for questions. He stated during the weekdays Monday through Thursday, the businesses in ATS don't get a lot of foot traffic and if approved he plans on having a concert during the week to help bring business up during the week. Here recently they have hosted people from all over the USA for the National Competition for Line Dancing and event space will be hosted here.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-23-12-0049. The motion carried unanimously.

9. SUP-23-10-0045 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with approximately 230 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

   Senior Planner June Sin stated the applicant has requested for this to be tabled to the next P&Z meeting of February 12, 2024.

   Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and table item SUP-23-10-0045 to the next P&Z meeting 02-12-2024. The motion carried unanimously.

10. ZON-23-11-0044 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agricultural (A) to Planned Development (PD) for detached single-family dwellings, townhomes, and mixed-use development on 155 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 190594, 190594 & 294666)

    Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant wishes to rezone the subject parcels from Agricultural (A) to a Planned Development (PD) to allow single-family dwellings, townhomes, and mixed-use development. The Development Review Committee (DRC) recommends approval as the proposed standards are consistent with the approved Developer Agreement.

    Nate Witzel 8200 Douglas Ave Dallas TX., noted support for this request and available for questions. Commissioner Chapman inquired about the price range for these residential homes. Mr. Witzel stated they would range from 350k-700k plus.

    Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item ZON-23-11-0044. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:00 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary