PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JUNE 26, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:39 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner Michelle Madden
Commissioner Frank Gonzalez

ABSENT
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Quentin Pete Jr.
Commissioner CJ Ramirez

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 Michelle Madden
Commissioner Frank Gonzalez

ABSENT
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Quentin Pete Jr.
Commissioner CJ Ramirez

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 and two. The motion carried unanimously.

1. Approval of Minutes of the June 12, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-05-0035 – Residential Replat - Saz Dallas Addition (City Council District 5). Residential Replat of Lots 1, 2, and 3, Block A, Saz Dallas Addition, creating three residential lots on 0.246 acres. Lot 2, Block 6, E.W. Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District, and addressed as 306 SW 5th St

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-23-02-0004 - Site Plan - Belt Line Industrial (City Council District 1). Site Plan for a 166,920 sq. ft. office/warehouse building on 35.07 acres. A 35.07-acre tract out of Levi Franklin Survey, Abstract No. 470, City of Grand Prairie & City of Irving, Dallas County, Texas, zoned PD-39 and Heavy Industrial (HI), within the Belt Line Corridor Overlay District, with an approximate addressed of 2451 S. Beltline Road

   Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a speculative industrial warehouse building of 166,920 sq. ft. on the 9.17-acre portion of the 35.07-acre tract. The remaining 25.9-acre lot will be dedicated for floodplain management. City Council must approve a site plan for any project involving industrial uses or new construction exceeding five acres. Development at this location requires City Council approval of a Site Plan because the property is for industrial use and lies within the Belt Line Corridor Overlay District. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards,

landscaping and screening requirements, and architectural design for special districts.In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Jesus Aguayo 801 Cherry St. Fort Worth TX., noted available for any questions.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item STP-23-02-0004. The motion carried unanimously.

PUBLIC HEARING

4. ZON-23-05-0019 – PD Amendment/Concept Plan – Hamilton-Matthew Business Center Phase 2 (City Council District 4). Application for Amendment to PD-30 to adopt a Concept 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-30, within I-20 Corridor Overlay, and addressed as 4200 Matthew Rd

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to construct a 54,508 sq. ft. speculative office/warehouse on 6.431 acres. The purpose of the Concept Plan is to review the overall development, locations of primary and secondary building facades, and intended locations of truck docks and heavy truck or trailer parking. All other development requirements associated with parking, landscaping, and building materials will be reviewed during the Site Plan process per Appendix X and UDC standards. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX., noted available for any questions.

Michael Dacosta 2316 Abbington Ln Grand Prairie TX., stepped forward in opposition of this request. He stated concern with this development being right behind his property and affecting the floodplain. Planning and Development Director Rashad Jackson stated this development cannot affect the floodplain and the city will not approve any plans without verifying this information first.

Deborah Johnston 1651 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request.

Jasper and Jeanne Walker 1622 Ernie Ln Grand Prairie TX., noted opposition of this request.

Motion made by Commissioner Coleman, Seconded by Commissioner Gonzalez to close the public hearing and approve item ZON-23-05-0019. The motion carried unanimously.

5. SUP-23-03-0011 - Specific Use Permit - 4049 Robinson Rd (City Council District 6). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.484 acres. Tract 23, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, Texas, zoned PD-26, and addressed as 4049 Robinson Rd

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a 1,600 sq. ft. convenience store without gas sales from an existing building on 0.484 acres, located at 4049 Robinson Street. A convenience store without gas sales requires a Specific Use Permit. 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 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) recommended approval with the following conditions:

1. *The applicant shall install a new dumpster enclosure with a reinforced concrete pad per the Public Health and Environmental Quality Department requirements.*
2. *The applicant shall patch and repair any potholes in the existing parking lot.*
3. *The applicant shall clean and paint the surfaces of the building.*

Commissioner Madden specified this building would require an intensive amount of work. Ms. Sin stated because the building is in the floodplain, to bring it up to code it would be a substantial cost to the applicant. Mr. Jackson stated the Economic Department has a Retail Redevelopment Program that provides financial incentives to existing commercial properties for improvements that will enhance the value of the facility and it may be an option for the applicant to help bring this building up to code..

Motion made by Chairperson Smith, Seconded by Commissioner Perez to close the public hearing and approve item SUP-23-03-0011 per DRC recommendations and with the condition that the applicant look into the Retail Redevelopment program. The motion carried 4-1 with Commissioner Coleman in opposition.

6. SUP-23-03-0007 - Specific Use Permit/Site Plan – O'Reilly Auto Parts (City Council District 6). Specific Use Permit/Site Plan for an Auto Parts Sales (New) Facility on 1.29 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a new 7,879 sq. ft. new auto parts store. The proposed use is customer-facing retail sales and does not involve servicing vehicles. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, an Auto Parts Sales (New) requires a Specific Use Permit approved by the Planning and Zoning Commission and City Council.

The applicant is requesting the following variances.

1. *Location of Parking Area – Variance to allow parking area adjacent to a street to extend a distance exceeding the maximum allowed distance of 28 feet in order to extend over 60 feet.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 24% of all facades.*

The Development Review Committee (DRC) recommends approval.

Amber Broyles with Anderson Engineering 3212 W Bypass Springfield MO., stepped forward representing the case.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item SUP-23-02-0004 per DRC recommendations. The motion carried unanimously.

7. TAM-23-05-0005 - Text Amendment - Article 22: Fee Schedule. Advisory Committee: An Ordinance of the City of Grand Prairie, Texas, amending Article 22: Fee Schedule of the Unified Development Code to Amend the definition of Advisory Committee; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated in accordance with state law, the City Council has appointed the Planning and Zoning Commission with two ad hoc members to the be Impact Fee Advisory Committee. One ad hoc member fulfills the state law requirement of being in a particular career field and the other fulfills the state law requirement of being a representative of the ETJ. The purpose of the request is to amend the Article 22: Fee Schedule to modify the definition of "advisory committee" to include the state law ad hoc positions and clarify that the extra-territorial representative does not have to be a resident of the City. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Perez, Seconded by Commissioner Coleman to close the public hearing and approve item TAM-23-05-0005. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:26 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary