CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, May 13, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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 John Fedorko (entered meeting at 5:47 p.m.)
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:43 p.m.)

ABSENT
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith inquired about the Traffic Impact Analysis (TIA) for item seven. Transportation Planner Brett Huntsman stated traffic would not be impacted. Commissioner Coca asked will the townhomes be for sale or for lease for item nine and ten. Mr. Ghous stated this will be a for sale product.

6:30 PM Council Chambers

REGULAR MEETING

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

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

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

1. Approval of Minutes of the April 22, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-03-0019 - Final Plat - Ascend at Forum (City Council District 2). Final Plat creating one multi-family lot on 10.937 acres. Tract 1 located within the Charles D. Ball Survey, Abstract 1699, City of Grand Prairie, Dallas County, Texas, zoned Planned Development for Single Family and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2290 S Forum Dr

   Approved on Consent Agenda

3. PLT-24-03-0017 – Replat - Dalworth Park Addition (City Council District 1). Replat of Lot 11R, Block 113, Dalworth Park Addition, creating one residential lot on 0.2073 acres. A portion of abandoned right of way and Lot 1, Block 113, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi-family Residential District, within the SH 161 Corridor Overlay District, and addressed as 1938 El Paso Street

   Approved on Consent Agenda

4. PLT-22-11-0105 - Final Plat - IL Texas Heritage (City Council District 6). Final Plat for IL Texas Heritage K-8 Addition, Lot 1, Block 1, creating one non-residential lot on 25.597 acres. Multiple tracts of land situated in the Joseph Lawrence Survey, Abstract No. 616 and the Seth

M. Blair Survey, Abstract No. 135, Parcel ID # 180669, 180670, & 291247, City of Grand Prairie, Ellis County, Texas, zoned PD-322A and Agriculture (A) District, and tentatively addressed as 10701 Heritage Pkwy

Approved on Consent Agenda

5. PLT-24-02-0009 - Final Plat - IH 20 - Robinson NWC Addition. Final Plat of Lots 1 & 2, Block A, IH 20 - Robinson NWC Addition, creating one multi-family lot and one nonresidential lot on 37.41 acres. Tracts 2 & 36, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-441, and tentatively addressed as 3900 Robinson Road

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Fedorko to close the public hearing and table item six. The motion carried unanimously.

6. TAM-24-04-0004 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to add use Smoke Shop and allow it by SUP in GR, GR-1, C, C-1, CA, HC, LI and HI zoning districts and establish spacing requirements and amending Article 30: Definitions to define Smoke Shop; 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

   Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

7. STP-24-04-0016 - Site Plan - Topgolf Grand Prairie (City Council District 2). Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.199 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant seeks approval of a site plan for a Topgolf facility at this location. The zoning of the site is Planned Development (PD-436) which designates the base zoning as General Retail (GR). The Amusement Services (Indoor) and Amusement Services (Outdoor) uses are permitted within PD-436, but all non-residential development located within a Corridor Overlay District requires site plan approval from the Planning and Zoning Commission and City Council. 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 following variances are requested:

1. *Front Setback –The applicant is requesting a variance to the minimum required setback of 25 feet to allow for a setback of 10 feet.*
2. *Side Setback – The applicant is requesting a variance to the minimum required setback of 25 feet to allow for a setback of 10 feet.*
3. *Glazing (Building) - The applicant is requesting a variance from 50% glazing of the length of all four facades to allow 47.2% glazing.*
4. *Glazing (Primary Facades) - The applicant is requesting a variance from 30% glazing of the area of facades that are parallel to streets to allow 27% glazing.*
5. *Canopies (Building) - The applicant is requesting a variance from canopies along 25% of the length of all four facades to allow for canopies along 24.1% of the length of all four facades.*
6. *The applicant is requesting a variance to the maximum parking of 298 to allow for 341.*

The Development Review Committee (DRC) recommends approval.

Scott Wetterling 8750 N Central Expwy Dallas TX., stepped forward representing the case. Commissioner Chapman asked how many employees this location will have. Mr. Wetterling stated 250 employees. Commissioner Perez inquired about the business hours. Mr. Wetterling stated the business will be open 10am-Midnight Sun-Thurs and 10am-1am Friday and Saturday.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item STP-24-04-0016. The motion carried unanimously.

8. STP-24-02-0009 - Site Plan - Grand Prairie Car Wash (City Council District 1). Site Plan for a Car Wash (Full Service) on 1.0927 acres. Sites 39A & 43, GSID Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2406 & 2600 W Pioneer Pkwy

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 5,585 Sq. Ft. car wash that includes an office, retail space and waiting lounge. In addition to the automated car wash and self-service vacuums, the applicant plans to offer various wash plans and detail services. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Armando Garcia 103 N Greenstone Ln Duncanville TX., stepped forward representing the case. He stated they will have 30 employees. Business hours will be 7am-8pm. All the chemicals used will be water based.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coca to close the public hearing and approve item STP-24-02-0009. The motion carried unanimously.

PUBLIC HEARING

Senior Planner Abdul Ghous stated the following cases nine and ten would be presented together.

9. CPA-23-11-0024 - Comprehensive Plan Amendment - Dina Estates Townhomes (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 & 1100 N Hwy 161

10. ZON-24-03-0009 - Zoning Change/Concept Plan - Dina Estates Townhomes (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, within the SH-161 Corridor Overlay District, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161

Senior Planner Abdul Ghous presented the case report for item nine and gave a power point presentation. He stated the applicant is proposing to rezone the subject parcels to be able to construct 14 townhomes on 2.004 acres. The purpose of this request is to change the Future Land Use Map (FLUM) designation from Commercial/Retail/Office to Medium Density Residential to align with the proposed zone change. The proposed request is inconsistent with the existing FLUM designation for the property. However, staff notes that the townhouses are allowed per the existing zoning. Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Senior Planner Abdul Ghous presented the case report for item ten and gave a power point presentation. He stated the applicant wishes to rezone the subject parcels from Multi Family-One (MF-1) District to a Planned Development with base zoning of Single Family-Townhouse (SF-T) District to allow the construction of 14 townhouses.

The applicant is requesting the following variances.

1. *Minimum Lot Depth – The applicant is requesting a variance from the minimum lot depth requirement of 80 feet to allow a minimum lot depth of 52 feet for four units along the southern property line.*
2. *Minimum Side Yard on Street – The applicant is requesting a variance from the minimum 15 feet side yard setback requirement to allow for a reduced setback of 10 feet for two units along the proposed street.*

The Development Review Committee (DRC) recommends approval. The proposed development is consistent with the existing zoning.

Tommy Vilbig 1700 Alma Dr Plano TX., stepped forward representing the case.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve items nine and ten. The motion carried unanimously.

11. SUP-24-03-0012 - Specific Use Permit/Site Plan - RBFCU Bank (City Council District 2). Specific Use Permit/Site Plan for a Bank with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, zoned Planned Development (PD-364), within the SH-161 Corridor Overlay, and addressed as 3162 S Hwy 161

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 3,856 sq. ft. drive-through bank with associated parking spaces. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, a drive-through bank requires a Specific Use Permit approved by City Council. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Mark Newman 2401 Cedar Spring Rd Ste 100 Dallas TX., stepped forward representing the case. Josh Lindsey 383 Spring Town TX., stepped forward representing the case.

Motion made by Commissioner Madden, Seconded by Commissioner Okoli to close the public hearing and approve item SUP-24-03-0012. The motion carried unanimously.

12. SUP-24-03-0015 - Specific Use Permit - 2818 E Main St (City Council District 5). Specific Use Permit for Auto Dealer (Internet Only) and Auto Repair (Minor) at 2818 E Main St. Lot 107, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 2818 E Main St

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to operate an internet-only auto sales dealership with minor auto repair on site for vehicle inventory. Per Article 30 of the Unified Development Code, any accessory uses to an Online Auto Dealer must be approved individually per the use charts. Online auto dealers may sell vehicles primarily over the Internet to individual customers through a virtual storefront. No outdoor display of cars or sale of cars in inventory is permitted. 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 with the following conditions:

1. *Any outdoor display of cars for sale or car inventory is prohibited.*
2. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*
3. *A dumpster enclosure shall be provided per Environmental Services requirements.*

Commissioner Madden asked if there is a timeframe when staff will go out and check for compliance. Ms. Musser stated yes, an ARB code compliance officer will regularly inspect for compliance.

Kiarash Ghorbani 100 Sewell Ct Irving TX., stepped forward representing the case. Commissioner Madded asked how many cars will fit inside the building. Mr. Ghorbani stated 10-12 cars. Commissioner Madden stated concern about the building being too small to store and maintenance the vehicles. Mr. Ghorbani stated they can make it work.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item SUP-24-03-0015 per DRC recommendations. The motion carried unanimously.

13. SUP-24-04-0016 - Specific Use Permit Review - Cornhole at 1825 Galveston (City Council Code Area 4). Review SUP No. 1148, a Specific Use Permit for Amusement Services (Indoor) authorizing a Cornhole facility, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lots 4-7, Block 103, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial, and addressed as 1825 Galveston St

    Planner Brittany Musser presented the case report and gave a power point presentation. She stated the purpose of this request is to review the operations of the cornhole facility at 1825 Galveston Street for compliance with SUP conditions. Since operations are in compliance with SUP conditions, the Development Review Committee (DRC) recommends renewal of the SUP.

    Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve item SUP-24-04-0016. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:14 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary