CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, June 10, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:40 p.m.

Call to Order

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

ABSENT
Commissioner John Fedorko
Commissioner CJ Ramirez
Commissioner Frank Gonzalez
Commissioner Ana Coca

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

****RECESS FOR CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING****

Chairperson Smith adjourned the briefing at 5:55 p.m. and called a recess for the Capital Improvement Advisory Committee meeting.

6:30 PM Council Chambers

RECONVENE MEETING

Chairperson Smith called the meeting to order at 6:44 p.m.

Call to Order

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

ABSENT
Commissioner John Fedorko
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 Gonzalez to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the May 13, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-04-0021 - Replat - 161 Toll Road Retail Corners Addition (City Council District 2). Final Plat of Lots 2R1 & 2R2, Block A, 161 Toll Road Retail Corners Addition, creating two commercial lots on 6.84 acres. Lot 2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294, and addressed as 3519 & 3560 S Hwy 161

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. PLT-24-04-0022 - Preliminary Plat - Mayfield-Robinson Development (City Council District 2). Preliminary Plat of Lots 1R, 2R, 3-6 & 7X, Block 1, Mayfield Road Addition 1, creating seven lots on 71.457 acres. Lots 1 & 2, Block 1, Mayfield Road Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and with approximate addresses of 965 Mayfield Rd and 1015 Ikea Place

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of the Preliminary Plat is to create seven commercial lots on 71.457 acres for future development. The applicant is not requesting any variances.

The Development Review Committee (DRC) recommends approval with the following conditions:

1. *An access easement shall be provided to the adjoining property at the northeast corner per Section 23.8.9 of the Unified Development Code (UDC), which states: properties along divided or one-way roadways are required to provide a 24' cross access easement across the property to adjacent properties.*

Bill Dahlstrom 2323 Ross Avenue Ste 600 Dallas TX., stepped forward representing the case. Kerry Overall 13642 Omega 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 PLT-24-04-0022 as presented. The motion carried unanimously.

PUBLIC HEARING

Chief City Planner Savannah Ware stated cases four and five would be presented together.

4. CPA-24-05-0007 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place

5. ZON-24-04-0015 - Zoning Change/Concept Plan - Mayfield-Robinson Development (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail, Single Family Townhouse, and Multi-Family Three and a Concept Plan depicting a 104,759 sq. ft. membership-only retail store with six fuel pumps, a 63,221 sq. ft. sporting goods store, a 35,000 entertainment/anchor use, and a residential development with 250 multi-family units and 24 hybrid housing (build-to-rent) units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place

Chief City Planner presented the case report for item four and presented a power point presentation. She stated the applicant wishes to rezone the subject property from PD-294 to a Planned Development District to allow multi-family and hybrid housing (build-to-rent) development on 10 acres. This request is for a change from Commercial, Retail, Office to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family and hybrid housing (build-to-rent) development. Commercial uses are more intense than

retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individual and non-profit organizations. High Density Residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. 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.*

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan. The FLUM designates this location as Commercial/Retail/Office. The multi-family/hybrid housing (build-to-rent) portion of the proposal is inconsistent with the FLUM. Staff is unable to support the request because a portion of the proposal it 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.

Chief City Planner presented the case report for item five and presented a power point presentation. She stated the purpose of the request is to rezone the property from PD-294 for General Retail to a Planned Development District for General Retail, Multi-Family, and Single Family Townhouse uses and adopt a Concept Plan depicting a 30-acre development in the SH 161 Corridor.

The applicant is requesting the following variances:

1. *Land Uses Allowed By Right – The applicant is proposing to allow the following uses by right within the district: Garden Center, Large Retail with Gas Sales, Restaurant with alcohol sales including entertainment, Amusement Services (Indoor), Bowling Center, Skate Rink, Tool Rental (Indoor), Auto Tire and Battery in Conjunction with Retail, Grocery, or Wholesale Store, Financial Services, Propane Refill Station in Conjunction with Retail, Grocery, or Wholesale Store*
2. *Perimeter Fence – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without a perimeter fence and with a gated entry to control vehicular access.*

3. *Dimensional Requirements for General Retail – The applicant is proposing to reduce building setback requirements and to increase the maximum allowable height and Floor Area Ratio.*
4. *Density and Dimensional Requirements for Multi-Family – The applicant is proposing to reduce the building setbacks, increase the maximum allowable height, and increase the maximum percentage of one-bedroom units.*
5. *Density and Dimensional Requirements for Single Family Townhouse – The applicant is proposing to reduce the building setbacks and increase the maximum allowable height for the hybrid housing (build-to-rent) units.*
6. *Alternative Compliance to Appendix F – The applicant is proposing alternative compliance to Appendix F design standards for materials, articulation, and windows.*

Should the Planning and Zoning Commission choose to recommend approval of this request, staff recommends the following conditions:

1. *The applicant shall provide cross access easements to the adjacent property as required by the UDC.*
2. *Restaurant with alcohol sales including entertainment shall require City Council approval of a Specific Use Permit.*
3. *A masonry screening wall along Robinson Road shall be provided for Tracts 1, 2, and 3.*

Commissioner Madded asked for clarification on building setbacks. Ms. Ware indicated on the map provided.

Bill Dahlstrom 2323 Ross Avenue Ste 600 Dallas TX., stepped forward representing the case. He stated he listened to staff comments and made major improvements. Kerry Overall 13642 Omega Dallas TX., noted support for this request and available for questions. Jennifer Frank 8080 Park Ln Ste 740 Dallas TX., noted support for this request and available for questions.

Commissioner Madden asked the applicant if they were agreeable with staff's masonry screening wall recommendation. Mr. Dahlstrom stated yes.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve items four and five per staff recommendations. The motion carried unanimously.

6. VCC-24-04-0001 - Unified Signage Plan – Mayfield & Robinson Development (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd

Chief City Planner presented the case report for item six and presented a power point presentation. She stated the applicant is proposing signs that require variances to the

requirements in the Unified Development Code (UDC). Variances to signage requirements are reviewed and considered by a Unified Signage Plan when the request involves more than one sign or is intended for new development. The applicant is proposing a Unified Signage Plan that includes three multi-tenant monument signs and five single-tenant monument signs. The signage plan is for a development that is about 55 acres in the SH 161 Corridor. The development includes the existing IKEA site and adjacent land that will be platted into four lots and is intended to be developed for Commercial/Retail, Hotel, and Multi-Family uses.

The applicant is requesting the following variances:

1. *Maximum Area for Multi-Tenant Monument Signs – Variance to the maximum area of 200 sq. ft. to allow an area of 250 sq. ft. for sign M1.*
2. *Maximum Height for Multi-Tenant Monument Signs – Variance to the maximum height of 25 ft. to allow a height of 50 ft. for sign M1.*
3. *Setback for Multi-Tenant Monument Signs – Variance to the required setback to allow sign M2 and sign M3 to be located within the required setback as shown on the Unified Signage Plan.*
4. *Maximum Area for Single-Tenant Monument Signs – Variance to the maximum area to allow an area of 100 sq. ft. for sign M44 and sign M45.*
5. *Maximum Height for Single-Tenant Monument Signs – Variance to the maximum height of eight feet to allow a height of 10 feet.*
6. *Maximum Area for EMC – Variance to the maximum area for an Electronic Message Center (EMC) on a single-tenant monument sign to allow an area of 100 sq. ft.*
7. *Masonry Cladding – Variance to the requirement that sign cabinets be clad in masonry to allow sign cabinets to be clad in pre-finished or textured metal.*
8. *Multiple Signs on Single Frontage – Variance to sign spacing requirements to allow a multi-tenant monument sign and a single-tenant monument sign on a single street frontage.*

Staff is unable to recommend approval of the request because it does not meet UDC requirements. However, staff notes that the plan will provide for coordinated and uniform signage for the 55-acre, multi-phase development.

Commissioner Madded asked for clarification on the sign heights. Ms. Ware indicated on the map provided.

Bill Dahlstrom 2323 Ross Avenue Ste 600 Dallas TX., stepped forward representing the case. Kerry Overall 13642 Omega Dallas TX., noted support for this request and available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item VCC-24-04-0001. The motion carried unanimously.

Senior Planner Abdul Ghous stated cases seven and eight would be presented together.

7. CPA-24-05-0008 - Comprehensive Plan Update - 830 Dalworth St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Low Density Residential on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St

8. ZON-24-04-0012 - Zoning Change – 830 Dalworth St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Four (SF-4) Residential District on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St

   Senior Planner Abdul Ghous presented the case report for item seven and gave a power point presentation. He stated the purpose of this request is to rezone the lot to allow its sale as a single-family zoned property. The applicant does not propose any changes to the existing single-family dwelling. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change. Staff is unable to support the amendment 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 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 eight and gave a power point presentation. He stated the purpose of this request is to rezone the lot to allow its sale as a single-family zoned property. The applicant does not propose any changes to the existing single-family dwelling. The applicant is not requesting any variances. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM. However, it matches the predominant land use of the area. 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.

   Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve items seven and eight. The motion carried unanimously.

9. SUP-24-03-0014 - Specific Use Permit – Cigar Lounge at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a smoking lounge in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 2006

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to operate an approximately 1,233 sq. ft. cigar lounge in an existing commercial lease space located at 2100 N Hwy 360. A smoking lounge 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 development and operations shall adhere to the City Council approved Exhibit B - Site Plan and Exhibit C - Operations Plan.*
2. *Eight Liners shall not be allowed on the premises.*
3. *Operating hours shall be limited to daily from 10am until 12am.*
4. *Individuals under the age of 18 will not be allowed in the establishment.*
5. *Individuals under the age of 21 will not be allowed to smoke, possess, or purchase tobacco products, including e-cigarettes or vape devices.*
6. *Identification of all patrons shall be checked by staff prior to patrons entering the establishment to confirm the patron is at least 18 years of age.*
7. *Staff shall issue a wristband to patrons that are at least 21 years of age to indicate that they are allowed to smoke.*
8. *At the time of purchase, staff shall check identification for all individuals purchasing tobacco products or other items which require the purchaser to be of a certain age.*
9. *The business shall be operated in compliance with all state, federal, and local laws and regulations including those prohibiting or related to gambling, smoking, tobacco, and product packaging.*
10. *A "Food Establishment" as defined by Section 13-131 of the Grand Prairie Code of Ordinances, as amended, shall not be operated in conjunction with the Smoking Lounge use.*
11. *City Council shall conduct a public hearing in one year after City Council approval of the SUP ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of the SUP ordinance, the Unified Development Code and Code of Ordinances of the City of Grand Prairie, City adopted building codes, City adopted fire codes, and other applicable regulatory requirements.*

Commissioner Madden inquired about the surrounding businesses. Planning and Development Director Rashad Jackson listed the businesses. Chairperson Smith asked if the applicant was present. Ms. Musser stated no. Commissioners stated concern with applicant not being present to answer questions and concerns.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and table item SUP-24-03-0014 to the next P&Z meeting of 06-24-2024. The motion carried unanimously.

10. SUP-24-03-0015 - Specific Use Permit - 821 MacArthur Blvd (City Council District 5). Specific Use Permit for Auto Repair (Minor) at 821 MacArthur Blvd. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of

Grand Prairie, Dallas County, Texas, zoned Single Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to operate an auto repair (minor) facility at the subject property. Auto Repair (Minor) requires a Specific Use Permit in the Commercial zoning district. 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. *All parking shall be limited to paved surfaces.*
2. *The business shall be operated in compliance with all state, federal, and local laws and regulations*
3. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*

Maria Gomez 4848 Norma St Dallas TX., noted support of this request and available to answer any questions. Miguel Guevara Velazquez 7127 Hardwood Trail Dallas TX., noted support of this request and available to answer any questions.

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

11. ZON-24-04-0011 - Zoning Change – 1610 W Polo Rd (City Council District 6). Zoning Change from General Retail (GR) to Commercial (C) on 0.5 acres. Lot 1, Block 1, Polo Business Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1610 W Polo Rd

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow for a Contractor Shop (Inside Only) use at this location. The property is currently zoned General Retail, which does not allow for a Contractor Shop (Inside Only) use. The applicant intends to operate a plumbing business, which is classified as a Contractor Shop (Inside Only). The applicant is not requesting any variances at this time. The Development Review Committee (DRC) recommends approval. The proposed zoning is consistent with the FLUM.

Chase Landry 2122 Chisholm Trail Grand Prairie TX., stepped forward representing the case. He stated he would love to be part of the community and grow with it. He wants his business to stand out and be a modern view of plumbing by bringing in the youth to train, school programs and more.

Motion made by Commissioner Coca, Seconded by Commissioner Gonzalez to close the public hearing and approve item ZON-24-04-0011. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:45 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary