CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, July 22, 2024 **6:30 PM** **City Hall - Council Chambers, 300 W. Main Street**

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Victor Medina
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Michelle Madden
Commissioner CJ Ramirez

Commissioner Coca led the Invocation.

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

CITIZEN COMMENTS

Julia Perez 2614 Channing Dr Grand Prairie TX., she thanked all commissioners and staff for making her time on the commission a rewarding experience.

EXECUTIVE SESSION

There was no closed session.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Fedorko, 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 July 8, 2024, P&Z meeting

Approved on Consent Agenda

2. PLT-24-05-0025 - Final Plat - Alfaro Addition. Final Plat combining four lots into one, resulting in a single industrial lot on 0.368 acres. Lots 13-16, Block F, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI-LS, and addressed as 1900 Airport St

   Approved on Consent Agenda

PUBLIC HEARING

Senior Planner June Sin stated the following case three and four will be presented together.

3. CPA-24-07-0009 - Comprehensive Plan Amendment - 905 MacArthur (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on a portion of 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd

4. ZON-24-06-0010 - Zoning Change/Concept Plan – 905 MacArthur (City Council District 5). Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd

   Senior Planner June Sine presented the case for item three and gave a power point presentation. She stated the applicant wishes to rezone the subject property from a Commercial (C) District to a Planned Development District for retail and restaurant development on 10.70 acres. This request is for a change from Mixed Use to Commercial, Retail, Office on the Future Land Use Map (FLUM). Areas with the Mixed Use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated retail, public, office, and entertainment developments, with a residential component appropriately blended into larger-scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas. Commercial uses are more intense than retail establishments, yet they 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 and offices for individual and non-profit organizations. 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 Mixed Use. Staff is unable to support the request because the proposal is inconsistent with the FLUM. However, staff notes that the existing zoning is consistent with the proposed Planned Development District. With conditions, staff finds the proposed development could be appropriate for the subject location. 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 June Sine presented the case for item four and gave a power point presentation. She stated the applicant is requesting approval of a Concept Plan for a future commercial development on 10.70 acres, consisting of 52,600 sq. ft. of speculative retail and restaurant buildings. The purpose of the Concept Plan is to review the overall development and intended uses. All other development requirements associated with parking, driveway access, landscaping, and building design will be reviewed during the Site Plan process per Unified Development Code (UDC) standards. The concept plan depicts uses requiring a Specific Use Permit (SUP). The concept plan does not approve SUP-required uses; all future developments requiring a SUP shall be individually approved by the City Council. The applicant is not requesting any variances.

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

1. *The applicant shall request a Specific Use Permit for any uses allowed by SUP under the UDC.*
2. *The applicant may be required to provide a Traffic Impact Analysis (TIA) before the Site Plan is presented to the Planning and Zoning Commission.*

Robert Cabel PO BOX 601344 Dallas TX., stepped forward representing the case. Craig Honeywell 4588 Mountain Laurel noted support of this request. Enrique Vera Graham St. noted support of this request.

Motion made by Commissioner Fedorko, Seconded by Commissioner Okoli to close the public hearing and approve items three and four per staff recommendations. The motion carried unanimously.

5. ZON-24-06-0017 - Zoning Change – 1423 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.15 acres. Lot 2, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1423 E Marshall Dr

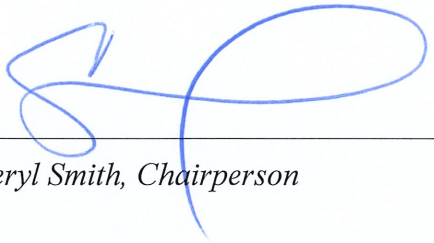
Planner presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow the construction of a single-family

residence. The property is currently zoned Commercial, which does not allow single-family residential use. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Chapman, Seconded by Commissioner Coca to close the public hearing and approve item ZON-24-06-0017. The motion carried unanimously.

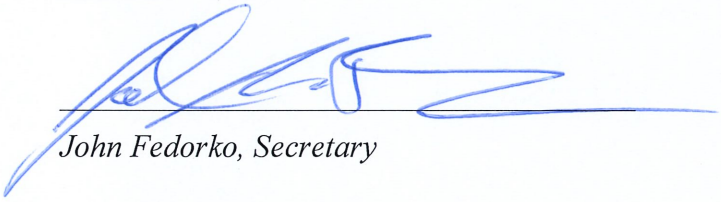
ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:01 p.m.



Cheryl Smith, Chairperson

ATTEST:



John Fedorko, Secretary