PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 12, 2024 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:34 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca (entered meeting at 6:01 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner CJ Ramirez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden asked for clarification on the parking variance for item nine. Ms. Musser explained. Chairperson Smith asked if staff received any concerns from the surrounding residents for item ten. Ms. Sin stated no concerns were received. Commissioner Madden asked will there be any restrictions on what the murals can contain for item thirteen. Mr. Ghous stated staff can not regulate the content. Staff and commissioners discussed what the city can and cannot regulate and what impact this will have in single-family residential zoning districts.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:31 p.m.

Call to Order
PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko

Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
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 six. The motion carried unanimously.

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

   Approved on Consent Agenda

2. PLT-23-09-0053 - Final Plat - Preserve at Forum (City Council District 2). Final Plat creating 165 single family lots and eight open space lots on 54.667 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development for Single Family and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

   Approved on Consent Agenda

3. PLT-23-12-0070 - Preliminary Plat - Prose Westcliff Apartment (City Council District 2). Preliminary Plat of Lot 1, Block A, Prose Westcliff Addition, creating one multi-family lot on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-449, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

   Approved on Consent Agenda

4. PLT-23-10-0054 - Preliminary Plat - Lot 1, Block 1, Hamilton Headquarters Addition (City Council District 4). Preliminary Plat of Lot 1, Block 1, Hamilton Headquarters Addition, creating one industrial lot 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 tentatively addressed as 2105 Bardin Rd

Approved on Consent Agenda

5. PLT-23-11-0068 - Preliminary Plat – Lakesong Development. Preliminary Plat to develop 618 residential lots, two mixed use lots, 25 open space lots, and one lot for an amenity center on 188.01 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas

   Approved on Consent Agenda

6. PLT-23-12-0072 – Residential Replat – Residential Replat of Lot 194-R, Burbank Gardens Addition, creating one residential lot on 0.275 acres. A portion of Lots 194 & 195, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 410 NE 29th Street

   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 seven to the next P&Z meeting 02-26-2024. The motion carried unanimously.

7. ZON-24-01-0001 - Zoning Change/Concept Plan - Z210101/CP210101 Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 1,300 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct

   Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

8. STP-23-12-0028 - Site Plan - Pros Westcliff Mult-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-449, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to construct a multi-family development with 300 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-23-12-0028. The motion carried unanimously.

9. STP-24-01-0001 - Site Plan - Crunch Fitness at Epic West (City Council District 2). Site Plan for a health club on 3.499 acres. Lot 1R-2B, Block C, Epic West Towne Crossing Phase 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-364, within the SH 161 Corridor Overlay District and addressed as 3116 S Hwy 161

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 health club at this location. The zoning of the site is Planned Development (PD-364) which designates the base zoning as Commercial (C). The health club use is permitted within the C zoning district, 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. *Required Parking –The applicant is requesting a variance to the parking maximum of 230 parking spaces to allow for 233 parking spaces.*

2. *Glazing (Building) - The applicant is requesting a variance from 50% glazing of the length of all four facades to allow 32.5% glazing.*

3. *Glazing (Primary Facades) - The applicant is requesting a variance from 30% glazing of the area of facades that are parallel to streets to allow 12% glazing.*

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

1. *The applicant shall provide either permeable paving materials or compact parking spaces as compensatory measures for 50% of parking spaces above the maximum as required by Appendix F.*

Will Winkleman 8814 Sanshire Ave Dallas Tx., stepped forward representing the case and available for questions. Skylar Long 6425 Talking Tree Ct Cumming GA., stepped forward representing the case. Commissioner Madden asked does the exterior represent what the other locations in the DFW [look like], in reference to the variance request for the glazing. Mr. Long stated yes, and that is due to height restrictions and not being able to add glazing in locker rooms, hot yoga studios and cycling areas. He added customers are usually uncomfortable with people being able to look in while working out.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item STP-24-01-0001 per DRC recommendations. The motion carried 7-1 with Commissioner Gonzalez in opposition.

10. STP-23-05-0009 - Site Plan - 360 Commerce - Phase 3 (City Council District 2). Site Plan for two industrial buildings on 5.432 acres. Lots 1R-3R, and Site 1, Block B, Forum Park Addition, City of Grand Prairie, Tarrant County, Texas zoned Light Industrial (LI) and an approximate address of 2703 Arkansas Lane

    Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two speculative industrial warehouse buildings with a total of 77,938 sq. ft. on 5.432 acres. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

    Anna Fernandez 2500 N.E. Green Oaks Blvd Ste 200 Arlington 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-23-05-0009. The motion carried unanimously.

PUBLIC HEARING

Senior Planner Abdul Ghous stated the following cases 11 and 12 would be presented together.

11. CPA-24-01-0002 - Comprehensive Plan Update - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street

12. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.145 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street

    Senior Planner Abdul Ghous presented the case report for item 11 and gave a power point presentation. He stated the applicant is proposing to rezone the property to build three single-family dwellings, one on each lot. 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 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 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 12 and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow three single-family dwellings, one on each lot. The property is currently zoned General Retail, which prohibits single-family residential use. The applicant is not requesting any variances at this

time. 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 Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items eleven and twelve. The motion carried 7-1 with Commissioner Chapman in opposition.

13. TAM-24-01-0001 - Text Amendment - Article 9: Signage for Murals (City Council District 5). An Ordinance of the City of Grand Prairie, Texas, Amending Article 9: Sign Standards of the Unified Development Code by removing language limiting Murals to Central Area zoning district

    Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to amend Article 9: Sign Standards by removing language limiting Murals to Central Area zoning district. If this text amendment is approved, Murals shall be allowed in all zoning districts. The amendment also cleans up language/diagrams amended by a previous text amendment. The Development Review Committee (DRC) recommends approval. The City Council Development Committee recommended approval by a vote of 3-0.

    Commissioners stated concern if approved the impact it will have in single-family residential zoning districts.

    Motion made by Commissioner Madden, Seconded by Chairperson Smith to close the public hearing and deny item TAM-24-01-0001. The motion carried 6-2 with Commissioner Gonzalez and Coca in opposition.

14. 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 presented the case report and gave a power point presentation. She stated The applicant seeks a Specific Use Permit and Site Plan approval to permit the construction of two hotels. SpringHill Suites by Marriott is an Upscale, 4-story hotel with 125 rooms. TownePlace Suites by Marriot is an Upper-Midscale, 4-story, extended-stay hotel with 104 rooms. The zoning of the site is a Planned Development (PD-397) which has a base zoning of General Retail One (GR-1). Hotels are allowed by an SUP in the existing zoning.

    SpringHill Suites
    - *Upscale*
    - *4-story*

    TownePlace Suites
    - *Upper-Midscale*
    - *4-story*

- *125 rooms*

- *104 rooms*
- *Extended-Stay*

The applicant is requesting the following variances:

1. *Screening Wall – The applicant is requesting a variance to the 6-foot masonry screening requirement along the northern property line to allow no screening walls along the proposed trail between the proposed hotel and the townhomes to the west.*

2. *Pool Size – The applicant is requesting a variance to a water surface of 3,000 sq. ft. requirement to allow a pool surface of 1,100 sq. ft. for SpringHill Suites and 350 sq. ft. for TownePlace Suites.*

3. *Meeting Room Size – The applicant is requesting a variance to 10,000 sq. ft. of meeting room for SpringHill Suites to allow 2,230 sq. ft. of meeting room.*

4. *Upscale/Upper-Upscale Concentration – The applicant is proposing an Upscale/Upper-Upscale hotel, which would be the sixth Upscale/Upper-Upscale hotel within one mile. The UDC limits the concentration to five.*

5. *Extended Stay Concentration – The applicant is proposing an extended stay hotel, which would be the sixth extended stay hotel within one mile. The UDC limits the concentration to two extended stay hotels or 250 rooms.*

Staff is unable to recommend approval of this request because the proposal does not meet the UDC concentration requirements for hotels. However, staff notes the following:

- *The proposed pool size and meeting room size are consistent with what City Council has approved for other hotels.*

- *The SpringHill Suites will increase the number of Upscale hotels within one mile of this location, exceeding what is allowed by the UDC. However, an Economy/Independent hotel at this location would not exceed UDC concentration limits and staff believes that an Upscale hotel is preferable to an Economy/Independent hotel at this location.*

Commissioner Fedorko inquired about the screening wall location. Ms. Sin indicated on the map provided. Rodney Anderson 548 Edgeview Dr Grand Prairie TX., stepped forward representing case and gave a power point presentation. He stated the planned development was approved with two hotels as part of the concept plan back in 2019. Roger Sotelo 1424 Autumncrest Dr Arlington TX., stepped forward representing case. Clint Nolen 1845 Woodall Rodgers Fwy Ste 1160 Dallas TX., noted support for this request. Sunny Patel 6858 Colonnade Dr Irving TX., noted support for this request.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-10-0045 per DRC recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:46 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary