PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, DECEMBER 11, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

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
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Ana Coca
Commissioner Michelle Madden
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 Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Michelle Madden
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 seven. The motion carried unanimously.

1. Approval of Minutes of the November 13, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-10-0060 - Final Plat - Prairie View Blvd Extension (City Council District 6). Final Plat for Prairie View Boulevard, creating 120-foot wide street Right-of-Way for the purpose of extending Prairie View Boulevard. Located at Prairie View Blvd to the east of Koscher Drive. A portion of a tract out of W.S. Rickett Survey, Abstract No. 925, City of Grand Prairie, Ellis County, Texas, Zoned Agricultural (A) District

   Approved on Consent Agenda

3. PLT-23-10-0059 - Final Plat - Villas at Bardin (City Council District 4). Final Plat for 84 Residential Lots and 17 HOA lots, Villas at Bardin Addition on 10 acres. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas zoned Planned Development (PD-425) with Townhome uses, located in the southeast corner of Bardin Rd. and Magna Carta Blvd. with an approximate address of 2801 W Bardin Rd

   Approved on Consent Agenda

4. PLT-23-11-0066 - Preliminary Plat – Grand Prairie Housing Addition Phase 1 (City Council District 5). Preliminary Plat for 10 Residential Lots on 2.481 acres. Currently Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St

   Approved on Consent Agenda

5. PLT-23-10-0062 – Residential Replat – 1934 El Paso (City Council District 1). Residential Replat of Lots 12-R1 and 12-R2, Block 113, Dalworth Park Addition, creating two residential lots on 0.217 acres. Lot 12-R, Block 113, Dalworth Park Addition, City of Grand Prairie,

Dallas County, Texas, zoned Multi Family-One Residential District, within the SH 161 Corridor Overlay District and addressed as 1934 El Paso St

Approved on Consent Agenda

6. PLT-23-10-0058 – Final Plat – Lot 19-R, Block 114, Dalworth Park Addition (City Council District 1). Final Plat of Lot 19-R, Block 114, Dalworth Park Addition, creating one lot on 0.425 acres. A portion of abandoned S.W. 20th Street, and Lots 19 & 20, Block 114, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-One, within SH 161 Corridor Overlay District, and addressed as 2002 & 2006 El Paso Street

   Approved on Consent Agenda

7. PLT-23-02-0014 – Final Plat – Lots 1 & 2, Block 1, Briseno Addition. Residential Replat of Lots 1 and 2, Block 1, Briseno Addition, creating two residential lots on 2.55 acres. Tract 2B, J.H. Working Survey, Abstract No. 897, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14230 CR 511, Venus, Texas

   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 eight to the next P&Z meeting of 01/08/2024. The motion carried unanimously.

8. SUP-23-06-0020 – 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 a total of 229 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

   Tabled

PUBLIC HEARING

9. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 160 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to rezone the property to facilitate the development of 160 single-family detached homes with 60-foot minimum lot widths.

The applicant is requesting the following variances:

1. *Variance to the minimum lot area requirement of Appendix W standards – The applicant is proposing 6,000 sq. ft. lots instead of the required 7,800 to 8,999 (70%) and 9,000 sq. ft. lots (30%).*
2. *Variance to the minimum lot width – The applicant is proposing 60-foot-wide lots instead of the required 65-foot-wide lots, as per Appendix W standards.*
3. *Variance to the front setback of 25 ft. – The applicant is proposing a front setback of 20 ft.*
4. *Variance to the required garage type – The applicant is proposing 35% non-front entry garages (J-swing) instead of the required 100% rear entry garages.*

The Developmental Review Committee (DRC) recommends approval.

Kevin Harrell 8214 Westchester Dr. Ste 900 Dallas TX., stepped forward representing case. He thanked the commissioners for granting them the motion to table this item in previous meeting and allowing them to work on revising the plan to present to them today. Neil Stenberg *8214 Westchester Dr. Ste 900 Dallas TX., noted support for this request and available for questions. Byran Holland 42 Veranda Lane, noted support for this request and available for questions.*

Chairperson Smith asked if the applicant had communication with the community. Mr. Harrell stated yes.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-10-0035. The motion carried unanimously.

10. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson ST (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract 7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street

Planer Brittany Musser presented the case report and gave a power point presentation. She stated the applicant is currently operating an Auto Salvaging business at the subject property. Auto Salvaging Dealers are required to get licensed through the the Texas Department of Motor Vehicles (TxDMV) and must renew their license every two years. TxDMV now requires that Auto Salvaging Dealers obtain a Certificate of Occupancy (CO) for both Auto Salvaging and Auto Dealer uses. Per Article 4 of the Unified Development Code (UDC), Auto Dealer (Non-Franchised Used) requires a Specific Use Permit in the Light Industrial zoning district. The applicant is requesting an SUP for Auto Dealer (Non-Franchised Used) to obtain a CO for the same use in order to satisfy TxDMV's Auto Salvaging License requirements. The applicant does not intend to operate an Auto Dealership at this location. 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 upon surrounding properties; and provide for a procedure whereby such uses might be

permitted by further restricting or conditioning them so as 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. *The auto dealer use shall be limited to wholesale sales of inoperable vehicles or salvaging of any parts, as allowed by SUP No. 97 for the existing auto salvaging and auto parts sales.*
2. *No sales of operable vehicles (new or used) shall be allowed on the premise or via online to individual customers.*

Bruce Shahbaz 3416 E Jefferson Grand Prairie TX., noted support for this request and available for questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-10-0042 per staff recommendations. The motion carried unanimously.

11. SUP-23-10-0041 - Specific Use Permit/Site Plan - Swig Drive-Through Restaurant (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drivethrough on 0.869 acres. Lot 3, Block A, Bush and Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Corridor Overlay District, and addressed as 1120 Arkansas Ln

    Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 749 sq. ft. drive-through restaurant with six (6) 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 restaurant requires a Specific Use Permit approved by City Council.

    The applicant is requesting the following variance:

    1. *Primary Entrance – Variance to allow no entrances to be located on the south elevation.*

    The Development Review Committee (DRC) recommends approval.

    Kofi Addo 2805 Dallas Pkwy Ste 310 Plano TX., stepped forward representing the case.

    Motion made by Commissioner Perez, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-23-10-0041. The motion carried unanimously.

12. SUP-23-07-0026 - Specific Use Permit/Site Plan - Hamilton Commercial Trailer Parking (City Council District 1). SUP/Site Plan for a commercial trailer parking facility on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County,

Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to review the subject property for compliance with SUP/Site Plan conditions and applicable codes. The applicant has submitted an operational plan and site plan for consideration. The proposal consists of 336 commercial trailer parking spaces on 14.079 acres.

The applicant is requesting the following variances:

1. *Street & Buffer Trees – Variance to allow reduction of the required street and buffer trees from 246 trees to 135 trees.*
2. *Parking Lot Trees – Variance to allow reduction of required parking lot trees from 34 to zero (0).*

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

1. *The applicant must provide 246 trees, as per the requirement of the UDC.*
2. *The applicant must provide the required 34 parking trees instead of the proposed zero (0).*
3. *The proposed office trailer must be placed on a permanent foundation and meet the secondary façade requirements of Appendix X.*
4. *Only vehicles with valid registration shall be allowed to park in the development. Storage of inoperable vehicles shall be prohibited.*
5. *The applicant must obtain approval from the Engineering department to allow asphalt pavement as an alternative to concrete pavement.*

Kim Thorne 123 W Main St Grand Prairie TX., stepped forward representing case.

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX, stepped forward representing case and gave a power point presentation. He discussed the reason behind not being able to meet the tree requirements.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-07-0026 per staff recommendations except condition two. The motion carried unanimously.

13. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to rezone the property to a Planned Development District for Light Industrial use to allow the development of a speculative office/warehouse with the option to have heavy truck parking. The applicant has proposed two concept plans, the

primary concept plan consists of a 286,800 sq. ft office/warehouse building with heavy truck parking. The alternative concept plan consists of a 345,000 sq. ft. office/warehouse building without heavy truck parking. The current zoning is designated for multi-family use. The Developmental Review Committee (DRC) recommends approval.

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX, stepped forward representing case and gave a power point presentation.

Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-10-0039 per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:33 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary