CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, January 27, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:30 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:38 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith stated concern with the proposed building being so close to a residential area for item five.

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 John Fedorko

Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez

Commissioner Fedorko led the Invocation.

Commissioner Madden 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 Fedorko, Seconded by Commissioner Madden to close the public hearing and approve items one through four. The motion carried unanimously.

1. Approval of Minutes of the January 13, 2025, P&Z meeting

   Approved on Consent Agenda

2. PLT-25-12-0047 - Final Plat - IDI Distribution Addition. Final Plat of Lot 1, Block A, IDI Distribution Addition, combining three lots to create one industrial lot on 2.92 acres. Being a 4.459 tract situated in John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within SH 161 Corridor Overlay, and addressed as 1213 W Trinity Blvd

   Approved on Consent Agenda

3. PLT-24-12-0044 - Final Plat - The Lofts at Grand Prairie (City Council District 4). Final Plat of The Lofts at GP Addition, Lots 1 and 2, Block 1, for 26.46 acres. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, Zoned PD-407, and addressed as 1101 N Day Miar Rd

   Approved on Consent Agenda

4. PLT-24-12-0045 – Replat - Dalworth Park Addition (City Council District 1). Replat of Lot 10R, Block 101, Dalworth Park Addition, creating one lot on .25 acres. Lot 10 & a portion of Lot 9 Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six, and addressed as 2033 Galveston Dr.

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximated addressed as 870 S Great Southwest Pkwy

   Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to construct a Fabrication/Assembly Plastic Product facility consisting of 99,5330 sq. ft. on 10.323 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater. 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, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments. The applicant is not requesting any variances.

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

   1. *A dumpster enclosure must be provided in compliance with the UDC.*
   2. *The Warehouse/Distribution use shall not exceed 50% of the operational sq. ft.*
   3. ~~*The applicant shall correct and finalize the tree mitigation plan to include all protected trees that require mitigation to be included in the final calculations prior to appearing before City Council.*~~

   Nick Hobbs 2595 Dallas Pkwy Frisco Tx., noted support of this request. Ben Hanqartner 222 W Walnut St Celina Tx., stepped forward representing the case. Commissioner Smith asked have they had any discussions with the homeowners. Mr. Henqartner stated yes during the zoning process. Syed Ahmed 2001 N Lamar St Ste 400 Dallas Tx., noted support of this request.

   Motion made by Commissioner Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item five per staffs revised recommendations. The motion carried unanimously.

PUBLIC HEARING

6. SUP-25-01-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a 4,532 sq. ft. self-serve laundromat in a commercial

lease space at 425 S Belt Line Road. A self-serve laundromat requires a Specific Use Permit. The applicant is not requesting any variances. The Development Review Committee (DRC) recommended approval.

Naser Nayeb 425 S Belt Line Rd stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item six per staff recommendations. The motion carried unanimously.

7. ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd

   Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to amend the existing Planned Development District to add Data Center as an allowed use and establish development standards for the proposed data center. In 2024 City Council approved a Site Plan for a 733,186 sq. ft. office/warehouse building. Since that time, the applicant has been approached by a data center user. If approved, this request will allow the site to be developed as either a data center or a traditional office/warehouse.

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

   1. *Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.*
   2. *The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan.*
   3. *Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center.*
   4. *A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use.*
   5. *A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall.*
   6. *Base landscaping calculations shall follow Appendix X.*

Scott Ellerman 4701 Rock Island Rd Grand Prairie Tx., stepped forward representing the case and gave a power point presentation. Commissioner Fedorko and Madden discussed the location of the substation.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item seven per staff recommendations. The motion carried 7-1 with Commissioner Madden in opposition.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:11 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary