CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, November 11, 2024 **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
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Adhikari
Commissioner Victor Medina

ABSENT
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden asked if the variance for the height of the fence is due to grading at the site for item four. Ms. Musser stated yes.

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
Commissioner Michelle Madden

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

ABSENT
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez

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

1. Approval of Minutes of the October 28, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-10-0038 - Final Plat - Constellation Rock Island (City Council District 1). Final Plat of Lot 1, Block 1, Constellation Rock Island Addition, creating one industrial lot on 16.832 acres. Multiple tracts out of John C. Read Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-450), within SH 161 Corridor Overlay, and approximate addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

   Approved on Consent Agenda

3. PLT-24-09-0036 - Preliminary Plat – Lakesong Phase 1. Preliminary Plat of Lakesong Phase 1 to develop 429 residential lots, two commercial lots, 22 open space lots, and one lot for an amenity center on 172.03 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 190594, 190594 & 294666)

   Approved on Consent Agenda

   Casey Stevenson 485 Millwood Highland Village Tx. noted support and available for questions. Nate Witzel 8200 Douglas Ave Dallas Tx., noted support and available for questions.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-24-09-0038 - Site Plan - Oakdale 2 Industrial (City Council District 1). Site Plan for an industrial warehouse on 29.17 acres. Tracts 1-5, 1.2, 12-13, 17-19, & 23, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial and Planned Development No. 221 (PD-221), and approximately addressed as 468 Oakdale Road

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to construct two speculative industrial warehouse buildings that will be 155, 603 sq. ft. and 113,014 sq. ft. on 29.17 acres. City Council must approve a Site Plan for any project involving industrial uses. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. 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 variance is requested:

   1. *Retaining Wall Max Height – Variance to the maximum height to allow a retaining wall that exceeds eight feet. The proposed retaining wall has a height of 11 feet.*

   The Development Review Committee (DRC) recommends approval.

   Brad Cooper 3819 Maple Ave Dallas Tx., stepped forward representing the case. He stated they love the City of Grand Prairie, and it is a pleasure to develop in this municipality.

   Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item four. The motion carried unanimously.

5. STP-24-07-0031 - Site Plan – Polo Rd Retail Center (City Council District 6). Site Plan for a multi-tenant retail store on 1.525 acres. Lot 12, Block 5, Amesbury Estates Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W Polo Rd

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 12,145 sq. ft. multi-tenant retail building. The property is zoned Planned Development-247 with the base zoning of General Retail One (GR-1). 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. The Development Review Committee (DRC) recommends approval.

Commissioner Medina asked if alcohol sales be allowed in this zoning district. Mr. Ghous stated yes, this is zoned GR-1 (General Retail- One) and that use is permissible by right. Commissioner Medina then asked if the new tenants would be liquor stores. Mr. Ghous stated this is a speculative building and we are not aware of the occupants. Danial Rizvi 1520 Blue Mesa Rd Carrolton Tx., stepped forward representing the case. He noted that this building is speculative, and they have no known tenants at this time. Melinda Mora 4532 Harper Ferry Dr Grand Prairie Tx., stepped forward in opposition of this request. She stated concern with crime in the existing nearby shopping centers and doesn't feel this location is suitable for a shopping center due to a daycare and school being so close to this proposal.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Madden to close the public hearing and approve item five. The motion carried unanimously.

PUBLIC HEARING

6. SUP-24-09-0043 - Specific Use Permit - Flint Academy (City Council District 2). Specific Use Permit for a Child Day Care Center. Lot 1R, Block 1, Oaks Baptist Church Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development No. 23 (PD-23), within the IH-20 Corridor Overlay District, and addressed as 801 E IH 20

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to operate a Child Day Care within an existing Church building. A Specific Use Permit approval by City Council is required for a Child Day Care facility enrolling four or more children under age five and where tuition, fees, and other forms of compensation for the care of children is charged. The facility shall be licensed or approved to operate as a Child Day Care center per Chapter 13, Article V of the City of Grand Prairie's Code of Ordinances. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. The conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours. The applicant is not requesting any variances.

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

1. *The applicant shall provide a playground that is at least 25% of the licensed childcare capacity area. The licensed capacity area shall have an exit from the building directly onto the playground area.*
2. *The applicant shall provide a minimum 6 ft. fence around the playground area.*
3. *The applicant shall provide hard plumbed hand sinks in all infant rooms for diaper changing.*
4. *The applicant shall maintain compliance with City-adopted fire codes.*
5. *The applicant shall maintain compliance with state minimum standards for licensed childcare centers.*

6. *The applicant shall maintain compliance with the licensed childcare centers requirements found in Chapter 13, Article V of the City's Code of Ordinances.*
7. *The applicant shall maintain compliance with state regulations and City ordinances for food service operations.*

Glenda Daniels 6412 Knoll Ridge Dr Dallas Tx., stepped forward representing the case. Kim Walker 801 E IH 20 Grand Prairie Tx., noted support of this request Commissioner Luckey-Vaughn inquired about the no background check for staff members. Mrs. Waker stated they do plan to start implementing a background check. Dr. Barry Jude, Lead Pastor at The Oaks Church 6047 Cedar Glen Dr Grand Prairie Tx., stepped forward in support of this request. John Flint 4501 Woodland Park Blvd Arlington Tx., stepped forward in support of this request.

Motion made by Commissioner Madden, Seconded by Commissioner Okoli to close the public hearing and approve item six with conditions. The motion carried unanimously.

7. ZON-24-08-0022 - Zoning Change – 1419 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.328 acres. Lot 1, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1419 E Marshall Dr

Planner Salvador Gonzalez Jr. presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the property to align with current land use of the property with an existing single-family home. The Development Review Committee (DRC) recommends approval.

Irene Huang 1421 Pryor Pl Grand Prairie Tx., stepped forward in opposition of this request. She asked for the clarification of a SF-5 zoning district and the number of homes being built at this location. Mr. Gonzalez explained that SF-5 zoning district is for residential development and only one dwelling unit is allowed on the property.

Motion made by Commissioner Medina, Seconded by Commissioner Chapman to close the public hearing and approve item seven. The motion carried unanimously.

8. ZON-24-09-0026 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397)

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant wishes to rezone the subject parcels from Agricultural (A) and Planned Development-451 to allow mixed-use, urban residential, medium residential, estate residential, and open space uses. The Development Review Committee (DRC) recommends approval as the proposed standards are consistent with the approved Developer Agreement.

Casey Stevenson 485 Millwood Highland Village Tx., stepped forward representing the case. Nate Witzel 8200 Douglas Ave Dallas Tx., stepped forward representing the case. He stated that they like working with the City of Grand Prairie and appreciate the opportunity to continue to do so.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Madden to close the public hearing and approve item eight. The motion carried unanimously.

9. ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 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-410A and approximated addresses of 4529-4554 Harmony Ct

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to amend the existing Planned Development District No. 410A to allow 1,600 sq. ft. single family attached dwellings instead of the required 2,100 sq. ft. The Development Review Committee (DRC) recommends approval.

Ola Banwo 10119 Norman Ct Irving Tx., stepped forward representing the case.

Melinda Mora 4532 Harper Ferry Dr Grand Prairie Tx., noted opposition of this request.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Okoli to close the public hearing and approve item nine. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:26 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary