PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 14, 2023 AT 6:00 PM

MINUTES

BRIEFING SESSION - 6:00 PM

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chariperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Tai Chapman
Commissioner Christopher Okoli

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners stated concerned with the restaurant not fitting in the proposed location for item four. Commissioner Smith asked if applicant has reached out to nearby neighborhood. Mr. Ghous stated he is not aware of any communication with the neighborhood, but applicant will be available for questions for item five.

Election of Officers

The Planning and Zoning Commission elects officers annually after council makes their annual appointments. We need to elect our chair, vice chair, and secretary for this year. During the last election Cheryl Smith was elected Chair, Max Coleman was elected Vice Chair and Julia Perez was elected Secretary.

Commissioner Perez nominated Cheryl Smith for Chairperson; second by Commissioner Fedorko. The motion carried unanimously.

Commissioner Smith nominated Julia Perez for Vice Chairperson; second by Commissioner Coca. The motion carried unanimously.

Commissioner Coca nominated John Fedorko for Secretary; second by Commissioner Gonzalez. The motion carried unanimously.

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 Chariperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Tai Chapman
Commissioner Christopher Okoli

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 Coca to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the July 24, 2023 P&Z meeting

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Coca to close the public hearing and table item two to the next P&Z meeting 08/28/23. The motion carried unanimously.

2. ZON-23-07-0022 - Zoning Change/Concept Plan - Shady Grove Industrial (City Council District 1). Zone Change from Planned Development for townhouse use to Planned Development for Light Industrial use on 14.4 acres. Tracts 1, 13 and 13.1, out of John Spoon Survey, Abstract 1326, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-412) with an approximate address of 918 Shady Grove Rd

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-23-07-0019 - Site Plan - Warehouses at 2337 Doreen Street (City Council District 1). Site Plan for two warehouse buildings on 2.02 acres. Lot 19R, Block 4 Dalworth Hills Addition,

City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2337 Doreen Street

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant seeks Site Plan approval to permit the construction of two warehouse buildings. The property is zoned Light Industrial (LI), which permits the proposed warehouse use by right. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Humberto Castillo 614 N Bishop Dallas TX., stepped forward representing the case and available for questions.

Ryan Clark 7039 Hillwood Ln. stepped forward representing the case. He stated there will be spaces available to rent out to small businesses.

Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve item STP-23-07-0019. The motion carried unanimously.

4. STP-23-06-0014 - Site Plan – Camp Wisdom Plaza, Phase II (City Council District 4). Site Plan for a 6,960 sq. ft. building for retail and 1800 sq. ft. drive through restaurant use on 2.60 acres. Lots 2 & 3, Block 1, Jai Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-130), and addressed as 2800 W. Camp Wisdom Rd and 5131 Lynn Road

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 6,960 sq. ft. building for retail and an 1,800 sq. ft. drive through restaurant in Phase II of the Camp Wisdom Plaza development. Site Plan approval is required for development on properties within a Planned Development District. Site Plan approval is required for this project because it is zoned PD-130. The proposed use is allowed by right in the PD-130 and does not require SUP approval. 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 Smith asked where the order speaker box will be located. Mr. Ghous indicated on the map provided. Commissioner Coca asked how many parking spaces will be available. Mr. Ghous stated 108 spaces will be available. Commissioner Perez asked where the trash receptacle will be located. Mr. Ghous indicated on the map provided. Commissioner Smith and Commissioner Chapman stated concern with traffic.

Motion made by Commissioner Smith, Seconded by Commissioner Coca to close the public hearing and approve item STP-23-06-0014 per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

5. ZON-23-07-0020 - Light Industrial Zoning at 3502 Hardrock Rd (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial to allow for construction of a Contractor's Shop (Indoors) on 0.86 acres. Tract 236, John C Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, zoned Single Family-One (SF-1), addressed as 3502 Hardrock Road

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to change the Single Family One zoning to Light Industrial zoning to allow the development of a 5,000 sq. ft. Contractor's Shop with no outside storage. The Future Land Use Map (FLUM) classification for the subject property is Light Industrial. The proposed zoning is consistent with the FLUM. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Abraham Jackson 5901 Tuleys Creek Dr Fort Worth TX., stepped forward representing case and available for questions.

   Commissioner Madden asked if the applicant owns the property. Mr. Jackson stated he owns it. Commissioner Fedorko asked will they put a barrier fence to the north of the property. Mr. Jackson stated yes, they will put a barrier fence during the site plan.

   Motion made by Commissioner Fedorko, Seconded by Commissioner Ramirez to close the public hearing and approve item ZON-23-07-0020. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:44 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary