CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, September 09, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:31 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Adhikari (entered meeting at 5:33 p.m.)
Commissioner Victor Medina

ABSENT
Vice- Chairperson John Fedorko
Commissioner Tai Jones-Chapman

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners stated concern with item five being so close to residential. Commissioners discussed the percentage of warehouses the city currently has for items six and seven.

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 Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Adhikari
Commissioner Victor Medina

ABSENT
Vice- Chairperson John Fedorko
Commissioner Tai Jones-Chapman

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

1. Approval of Minutes of the August 26, 2024 P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

2. SUP-24-08-0031 - Specific Use Permit Review - Zaza Hookah Lounge (City Council District 2). Review SUP No. 1125B, a Specific Use Permit for Amusement Services authorizing a Hookah Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250

   Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to review the operations of the Hookah Lounge at 906 W Pioneer Pkwy for compliance with SUP conditions.

   Since operations are in compliance with SUP conditions, the Development Review Committee (DRC) recommends renewal of the SUP with the following conditions:

   1. *The development and operations shall adhere to the City Council approved Site Plan and Operations Plan.*
   2. *Eight Liners and alcohol shall not be allowed on the premises. Staff is responsible for ensuring alcohol is not brought on site.*
   3. *Operating hours shall be limited daily from 10am until 12am.*

4. *Individuals under the age of 18 will not be allowed in the establishment.*
5. *Individuals under the age of 21 will not be allowed to smoke, possess, or purchase tobacco products, including e-cigarettes or vape devices.*
6. *Identification of all patrons shall be checked by staff prior to patrons entering the establishment to confirm the patron is at least 18 years of age.*
7. *Staff shall issue a wristband to patrons that are at least 21 years of age to indicate that they are allowed to smoke.*
8. *At the time of purchase, staff shall check identification for all individuals purchasing tobacco products or other items which require the purchaser to be of a certain age.*
9. *The business shall be operated in compliance with all state, federal, and local laws and regulations including those prohibiting or related to gambling, smoking, tobacco, and product packaging.*
10. *A "Food Establishment" as defined by Section 13-131 of the Grand Prairie Code of Ordinances, as amended, shall not be operated in conjunction with the Hookah Lounge use.*
11. *The operator shall remove any and all signage referencing hours beyond what is authorized in the SUP from Zaza Hookah Lounge and shall post signage reflecting the hours of operation as required by the SUP conditions.*

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-24-08-0031 with staff recommendations. The motion carried unanimously.

3. SUP-24-07-0030 - Specific Use Permit - Lion of Judah Day Care (City Council District 6). Specific Use Permit for a Child Day Care Center. Lot 1R, Block A, Woods United Methodist Church Addition, City of Grand Prairie, Dallas County, Texas, zoned Agricultural (A), within the Lake Ridge Corridor Overlay District, and addressed as 1350 W Bardin Rd

Senior Planner Abdul Ghous presented the care report and gave a power point presentation. He stated the applicant intends to operate a Child Day Care within a 7,430 sq. ft. 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:

- *Any room in which children ages 2-1/2 years or younger are cared for must have an exit door leading directly outside, or the building must be protected by an automatic fire sprinkler.*
- *The Child Day Care shall comply with all State and City regulations.*

Nekeya Webster 1350 Bardin Rd Grand Prairie Tx., stepped forward representing the case. She stated she was a public-school educator for 15 years and she noticed academic gaps and her goal is to lay a solid foundation to unite and level the playing field with this daycare.

The following speakers noted support of this request but didn't wish to speak:

- *Jim Heard 4672 Betts Dr Grand Prairie Tx.*
- *Cheryl Lenkowsky 1350 Bardin Rd Grand Prairie Tx.*
- *Paul Lenkowsky 1350 Bardin Rd Grand Prairie Tx.*
- *Anna Ramon 902 W Avenue F Midlothian Tx.*
- *Nancy Gage 1350 Bardin Rd Grand Prairie Tx.*
- *Sue Heard 4672 Betts Dr Grand Prairie Tx.*
- *Yuonne Mosley 846 Pine Oak Dr Grand Prairie Tx.*
- *Robin Pritchett 1350 Bardin Rd Grand Prairie Tx.*
- *Barbara Hamm 1617 Prince Ct Grand Prairie Tx.*
- *Jennifer Gage 1350 Bardin Rd Grand Prairie Tx.*

Paul Ramon 1350 Bardin Rd Grand Prairie Tx., stepped forward in support of this request. He stated his appreciation for their consideration of this request.

Benny Hamm 1617 Prince Ct Grand Prairie Tx., stepped forward in support of this request. He stated he is a formal day care director and likes what the applicant is proposing for the community.

Lesta Anderson 1350 Bardin Rd Grand Prairie Tx., stepped forward in support of this request. He stated he believes this will be a win, win for the young working families of the community.

Dr. Timothy Ibidapo 1444 Durango St Grand Prairie Tx., stepped forward in support of this request.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Madden to close the public hearing and approve item SUP-24-07-0030 with staff recommendations. The motion carried unanimously.

4. CPA-24-07-0011 – Comprehensive Plan Amendment - Metro Custom Plastics (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial 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 Commercial One (C-1), and approximated addresses of 800 & 850 S Great Southwest Pkwy

5. ZON-24-07-0020 - Zoning Change/Concept Plan - Metro Custom Plastics (City Council District 1). Zoning Change/Concept Plan from Commercial One (C-1) to a Planned Development (PD) for Light Industrial use and a Concept Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product 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 Commercial One (C-1), and approximated addresses of 800 & 850 S Great Southwest Pkwy

Senior Planner Abdul Ghous presented the case report for item four and gave a power point presentation. He stated the purpose of the request is to change the Future Land Use Map (FLUM) designation to align with a proposed zoning change. The Development Review Committee (DRC) is unable to recommend approval of this request because it is inconsistent with the FLUM. Please note that 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 five and gave a power point presentation. He stated the purpose of the request is to rezone the property to a Planned Development District for limited Light Industrial (LI) use and a concept plan depicting an industrial building totaling 99,530 sq. ft. on 10.323 acres. The current zoning is Commercial One (C-1). The Planned Development District (PD) is intended to provide for design flexibility in combining and mixing uses into integral land use units. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. A Planned Development District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance. The applicant is not requesting any variances.

The Development Review Committee (DRC) is unable to recommend approval of this request because it is inconsistent with the FLUM. If the Planning Commission decides to recommend approval of the rezoning request, the staff suggests removing the following land uses from the proposed light industrial Planned Development District:

- *Auto Parts Sales*
- *Auto Accessories Sales & Installation*
- *Auto Tire/Wheels Sales & Installation*
- *Transit Maintenance Equipment Facility*
- *Warehouse, E-Commerce Fulfillment Center*
- *Warehouse/Distribution Center*
- *Advanced Manufacturing*
- *Apparel Manufacturing*
- *Electrical Manufacturing*
- *Food Canning*
- *Light Manufacturing*
- *Machine Shop*
- *Metal Stamping*
- *Mobile Home Manufacturing*
- *Plating*

- *Research Lab*
- *Sign Manufacturing*
- *Tone/Clay Glass Manufacturing*
- *Welding Shop*
- *Woodworking Shop*
- *Alcoholic Beverage Distribution*
- *Exterminator Service*
- *Exterminator Storage*

Andy Havel 615 109th St Arlington Tx., stepped forward representing the case. Ben Hanqartner 222 W Walnut St Celina Tx., stepped forward representing the case. Mr. Havel stated there are a couple of uses they would still need to accommodate, light manufacturing, machine shop, and warehouse distribution center. Planning and Development Direction stated staff is ok with the accommodation.

Commissioner Madden asked will the back of the building have lighting shining into the neighbors' homes. Mr. Havel stated they are willing to do everything they can for it not to be an issue and possibly not have any lighting on that side of the building. Commissioner Madden inquired about operation hours. Mr. Havel stated they operate 24 hours a day, but their shipping hours will only be Monday through Thursday 7am-2:30pm. Commissioner Madden asked if they have any intentions of having outside storage. Mr. Havel stated no. Commissioner Adhikari asked if they have received any phone calls with concerns from neighbors. Mr. Havel stated no.

Eunicia Campbell 916 Furlong Dr Grand Prairie Tx., noted her opposition to this request. Darryl Campbell 916 Furlong Dr Grand Prairie Tx., stepped forward in opposition of this request. He stated concern with noise from the shipping and traffic.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve items four and five with staff conditions and following amendment - add light manufacturing, machine shop, and warehouse/distribution (not to exceed 50% of building) as allowed uses. The motion carried unanimously.

6. CPA-24-04-0006 – Comprehensive Plan Amendment - GSW/Arkansas Warehouses (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-421, and addressed as 2801 Arkansas Ln

7. ZON-24-04-0010 - Zoning Change/Concept Plan – Arkansas Warehouses (City Council District 2). Zoning Change from PD-421 for Townhome use to a PD for Light Industrial use and a Concept Plan depicting two warehouse buildings totaling 141,146 sq. ft. on 10 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-421, and addressed as 2801 Arkansas Ln

Senior Planner Abdul Ghous presented the case report for item six and gave a power point presentation. He stated the purpose of the request is to change the Future Land Use Map

designation to align with a proposed zoning change. The Development Review Committee (DRC) is unable to recommend approval of this request because it is inconsistent with the FLUM. Please note that 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 seven and gave a power point presentation. He stated the purpose of the request is to rezone the property to a Planned Development District for Light Industrial (LI) use and a concept plan depicting two office/warehouse buildings totaling 141,146 sq. ft. on approximately 10 acres. The current zoning is PD-421 which allows Townhome use. The Planned Development will use the base zoning of Light Industrial. The Planned Development District (PD) is intended to provide for design flexibility in combining and mixing uses into integral land use units. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. A Planned Development District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance. The applicant is not requesting any variances. The Development Review Committee (DRC) is unable to recommend approval of this request because it is inconsistent with the FLUM. Staff finds the existing zoning better adheres to the FLUM development intent for the area. Please note that the FLUM is not the property zoning; it is the recommended future land use for potential development per the city's comprehensive plan.

Jonathan Tooley 401 E Palace Pkwy Grand Prairie Tx., stepped forward representing case. He stated since the original rezoning in 2021, the economy has changed quite a bit and financially it doesn't accommodate townhomes. He has worked with staff to make this a feasible project. Both him and the homeowner knocked on doors to reach out to the adjacent neighborhood and not all opened the door but the few that did were in support of the request.

Rosa Tellez 2463 Canyon Springs Dr., stepped forward in opposition of this request. She stated there are too many warehouses in the area and the area could be better used for a park.

Michael Smith 2463 Canyon Springs Dr., stepped forward in opposition of this request. He stated concern with the noise and traffic the eighteen wheelers will bring to the neighborhood.

Motion made by Commissioner Madden, Seconded by Chairperson Smith to close the public hearing and deny items six and seven. The motion carried 6-1 with Commissioner Gonzalez in opposition.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:53 p.m.

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Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary