CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, December 09, 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
Vice- Chairperson John Fedorko (entered meeting at 5:39 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:48 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden asked if a signal light will be installed to direct traffic for item nine. Transportation Planner Brett Huntsman stated the options the developer will have but they will not know until after they have developed. Commissioner Fedorko asked will the spaces be leased to individuals or to fleets for item 9. June Sin referenced the operational plan provided by the applicant leaning more towards leasing it to one company and not allowing any overnight sleeping in trucks.

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

Commissioner Fedorko led the Invocation.

Commissioner Madden led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

David Yaqubian 609 W Springdale Ln Grand Prairie Tx., he spoke about traffic continuing to get worse in the metroplex and the necessity of public transportation.

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the November 11, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-10-0037 - Replat - Portillo's at Epic West (City Council District 2). Replat of Lot 9R-1A, Block B, Epic West Towne Crossing Phase I, creating one commercial lot on 2.549 acres. Lots 9R-1 and 9R-2, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay, and addressed as 3104 & 3102 S Hwy 161

   Approved on Consent Agenda

3. PLT-24-10-0041 - Final Plat - Jefferson Kirbybrook (Amavi) (City Council District 2). Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units, three HOA lots and one single family lot on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd

   Approved on Consent Agenda

4. PLT-23-07-0042 - Preliminary Plat - Lot 1, Block 1, Shady Grove Addition (City Council District 1). Preliminary Plat of Lot 1, Block 1, Shady Grove Addition, creating one commercial lot on 109.867 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock

Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd

Approved on Consent Agenda

5. PLT-24-10-0039 - Preliminary Plat - The Square at Belt Line (City Council District 2). Preliminary Plat of Lots 1, 2, and 3, Block 1, The Square Addition, creating three non-residential lots on 14.330 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16A, within Belt Line Corridor Overlay District, and addressed as 3940, 3948, 3950 and 3956 S. Belt Line Rd

   Approved on Consent Agenda

6. PLT-24-09-0035 – Replat - Final Plat of GSW Industrial District (City Council District 1). Replat of Lot 1, Block 1, Great Southwest Industrial District Addition, creating one industrial lot on 1.089 acres. Site 39A & 43, GSID South, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 2406 W Pioneer Pkwy

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

7. STP-24-07-0032 - Site Plan - Goodland Villages - Phase 1 (City Council District 6). Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to construct 176 dwelling units consisting of 54 detached units and 122 attached units in a paired home, or duplex, configuration. The proposed uses are permitted in the PD-455. The applicant is not requesting any variances.

   The Development Review Committee recommends approval with the following conditions:

   1. *The community main street and secondary street shall be provided per the Developer Agreement and be reviewed and approved by the Transportation and Mobility Services Department for the remaining phases.*
   2. *Tree mitigation plans be provided and approved by the Planning Division for the remaining phases.*
   3. *The proposed walking path and other amenities shall be constructed and available before the remaining phases are constructed.*
   4. *The required 25-foot landscape buffer along Old Fort Worth Street shall be provided on the private property outside of the newly dedicated Right-of-Way.*

Christian Songy 5818 Vickery Blvd Dallas Tx., noted support for this item and available for questions.

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

PUBLIC HEARING

8. ZON-24-04-0011 - Zoning Change – Dalworth Rezone (City Council District 1). Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow for a hair salon use at this location. The property is currently zoned Office (O) district, which does not allow for a Grooming & Hygiene Salon use. The proposed GR zoning district does allow a Grooming & Hygiene Salon use. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval. The proposed zoning is consistent with the FLUM.

   David Yaqubian 609 W Springdale Ln Grand Prairie Tx., he believes it would be more beneficial to change the zoning to mixed use.

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

9. SUP-24-09-0039 - Specific Use Permit/Site Plan - Heavy Truck Parking at 4226 E Main (City Council District 5). SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks to operate a heavy truck parking facility on 38.0 acres, which was formerly an inoperable vehicle holding yard.

   The applicant is requesting the following variances:

   1. *Landscaping – The applicant is requesting a variance to allow 25 feet of landscaping with no street trees.*
   2. *Gravel Surface – The applicant is requesting a variance to the required concrete pavement to allow gravel surface parking.*

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

1. *The new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued.*
2. *All areas where vehicles are parked should be paved with concrete per City Standards.*
3. *The guard shack shall meet the secondary facade requirements of Appendix X.*
4. *Landscaping shall be provided per Appendix X requirements.*

Commissioner Adhikari asked about any environmental concerns. Ms. Sin stated this is the reason for staff recommending the lot to be paved with concrete. Commissioner Chapman asked there is an option to request for the fence to be 8ft instead of 6ft. Ms. Sin stated yes, that could be an option during the motion.

Daniel Glaser 261 5th Avenue Ste 1501 New York NY., stepped forward representing the case. He thanked planning staff for all the guidance during the DRC process. He stated all their properties around the country have a certain aesthetic and they are looking to attract national credit type tenants mostly trucking logistic companies with large fleets. Paisley Boney 127 Essex Rd Chestnut Hill MA., stepped forward representing the case and gave a power point presentation. Commissioners discussed with staff the challenges the site would face with both the surface paved with concrete and gravel. Daniel Box 2728 N. Harwood Ste 500 Dallas TX., noted support of this request.

Motion made by Commissioner Adhikari, Seconded by Commissioner Okoli to close the public hearing and approve item nine with conditions and parking areas must be on concrete unless otherwise approved by city council or engineering/environmental staff. The motion carried unanimously.

Senior Planner June Sin stated the following cases 10 and 11 would be presented together.

10. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

11. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

    Senior Planner June Sin presented the case report for item 10 and gave a power point presentation. She stated the request is to amend PD-318B to allow a Cell Tower with the City Council's approval of a Specific Use Permit. The Development Review Committee (DRC) recommends approval.

Senior Planner June Sin presented the case report for item 11 and gave a power point presentation. She stated the applicant seeks a Specific Use Permit to construct a cell tower on the parking lot of an existing church.

The applicant is requesting the following variances:

1. *Distance from Residential Zoning – The applicant is requesting a variance to 480 feet distance from Single-Family District to allow 0 feet.*
2. *Gravel Drive – The applicant is requesting a variance to the required concrete pavement to allow a gravel driveway.*

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

1. *Any temporary storage of materials and fencing associated with the Seeton Road construction shall be removed once the construction is completed.*

Alan Scivally 4 Country Place Cir Arlington TX., stepped forward representing the case. He stated that temporary storage of materials will be removed by March 2025 before they start construction on the tower. Alec Broadus 4 Country Place Cir Arlington TX., noted support for this item and available for questions.

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

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

12. SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant is proposing to add a Private Fuel Station to an existing industrial development located at 2150 W Bardin Rd. The proposed use requires City Council approval of a Specific Use Permit. 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 to eliminate such probable negative consequences. The Development Review Committee (DRC) recommends approval of this request.

Commissioner Madden asked are there any proximity requirements for gas stations located near residential area. Ms. Ware stated there are no proximity requirements in the UDC.

Don Cumming with Flex-N-Gate 2150 Bardin Rd Grand Prairie Tx., stepped forward representing the case. He stated the fuel station will have two levels of containment and the tank has a double wall with a fire guard protection, so it meets all state and local requirements in the tank. Cecle Doyle 2150 Bardin Rd Grand Prairie Tx., noted support of this request and available for questions. He noted to the best of his knowledge Flex-N-Gate has been placing these fuel stations for about 10 years with no explosions or major environmental spills. Matthew Workman 2803 Riverside Pkwy Grand Prairie TX., noted support of this request and available for questions.

Motion made by Chairperson Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item twelve. The motion carried 8-1 with Commissioner Madden in opposition.

13. TAM-24-11-0010 - Text Amendment - Articles 1, 2, 6, 7, 12 and Appendix O. An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning and Zoning Commission and the City Council; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission and City Council; Amending Section 12.17.3, "Lots," of Article 12, "Subdivision and Utilities" of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

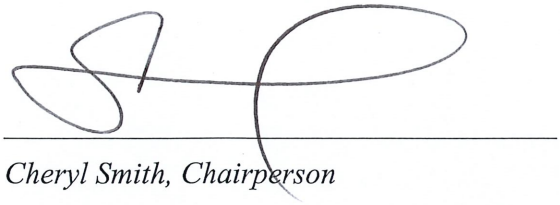
    Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to amend articles of the Unified Development Code (UDC) to delegate authority to staff to approve, approve with conditions, or disapprove a plat so that, in most instances, plats can be processed administratively. Additionally, the proposed changes will allow staff to grant an exception to the requirement that all lots face a public street if a mutual access easement is established.

    State law gives City Council the authority to delegate the authority to approve, approve with conditions, or disapprove a plat to staff. The Development Review Committee (DRC) recommends approval.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:47 p.m.



Cheryl Smith, Chairperson

ATTEST:



Michelle Madden, Secretary