PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 28, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chariperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca (entered meeting at 5:35 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:40 p.m.)

ABSENT
Commissioner CJ Ramirez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Fedorko inquired about the curbs at the entrance of the site for item four. Transportation Planner Brett Huntsman stated a hooded left will be added.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:30 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 Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner CJ Ramirez

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 Fedorko to close the public hearing and approve items one through three. The motion carried unanimously.

1. Approval of Minutes of the August 14, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-05-0036 - Final Plat - Lynn Creek Addition, Lots 1-3, Block A (City Council District 4). Final Plat creating three lots on 4.514 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, located in the northeast corner of Lynn Creek/Mildred Walker Pkwy and SH-360

   Approved on Consent Agenda

3. PLT-23-01-0010- Preliminary Plat - Lot 1, Block A, QuikTrip No. 1929 (City Council District 2). Preliminary Plat creating one non-residential lot on 2.0092 acres. Tract 6, Benjamin F Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the I 20 Corridor Overlay District, and addressed as 4005 S Belt Line Rd

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-23-07-0017 - Site Plan - Constellation Avenue K Industrial Development (City Council District 1). Site Plan for two distribution warehouse buildings on 10.01 acres. Site 1A and a portion of Site 1, Block 5, GSID Community No. 5 Addition, Second Installment, City of Grand Prairie, Tarrant County, Texas, and addressed as 901 Avenue K East

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two office/warehouse buildings consisting of 199,000

sq. ft. on a 10.01-acre lot. The existing building will be demolished. The applicant is not requesting any variances.

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

1. *The applicant shall provide directional signs as reviewed and approved by the Transportation and Mobility Department, prohibiting trucks exiting on Avenue K East, from making a left turn toward the single-family subdivisions to the east.*

Scott Ellerman 2021 McKinney Avenue Dallas TX., was present representing the case and noted available to answer questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve item STP-23-07-0017 per staff recommendations. The motion carried unanimously.

5. STP-23-07-0015 - Site Plan Amendment - GSW Phase II (City Council District 1). Site Plan for five industrial/warehouse buildings on 109.87 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

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct five industrial/warehouse buildings with a total of 1,447,084 sq. ft. In 2022, the City Council approved a Site Plan depicting five industrial warehouses. The applicant has acquired additional properties and rezoned them to match the surrounding light industrial land use. This request is to amend the Site Plan to reflect these changes in the overall development.

The applicant is requesting the variance listed below. City Council previously granted this variance on November 01, 2022, as part of the original site plan request.

1. *Variance to exceed 115% of Required Parking Spaces – The applicant is requesting to exceed the maximum allowable number of parking spaces.*

The Development Review Committee (DRC) recommends approval.

Matt Roberson P.E. 2999 Olympus Blvd Dallas TX., was present representing the case and noted available to answer questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-23-07-0015 as presented by staff. The motion carried unanimously.

6. STP-23-07-0020 - Site Plan Amendment - Ashton Warehouse Phase 2 (City Council District 1). Site Plan Amendment for a contractor shop to construct an additional 7,350 sq. ft. warehouse on 3.33 acres. Lot 1, Block 1, MBSA Addition, City of Grand Prairie, Tarrant County, zoned PD-371, and addressed as 415 S Great Southwest Pkwy

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct an additional 7,350 sq. ft. warehouse to support the existing indoor contractor shop at 415 S Great Southwest Parkway. No other changes are proposed with this application. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Motion made by Commissioner Coca, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-23-07-0020. The motion carried unanimously.

PUBLIC HEARING

7. ZON-23-07-0023 – PD Amendment/Concept Plan – The Square at Mountain View (City Council District 2). Application for Amendment to PD-16 to adopt a Concept Plan for a retail development on 14.33 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-16, and addressed as 3940, 3948, 3950 and 3956 S. Beltline Rd

   Senior Planner June Sin stated staff has requested additional information from applicant and staff if requesting for this item to be tabled to the next P&Z meeting 09/11/2023.

   Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and table item ZON-23-07-0023 to the next P&Z meeting 09/11/23. The motion carried unanimously.

Senior Planner June Sin stated the following cases eight and nine would be presented together.

8. CPA-23-08-0016 - Comprehensive Plan Amendment - Shady Grove Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to Light Industrial 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 W Shady Grove Rd

9. 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 and a Concept Plan for an Office/Warehouse 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 W Shady Grove Rd

Senior Planner June Sin presented the case report for item eight and gave a power point presentation. She stated the applicant is proposing to rezone the property to be able to construct a speculative office/warehouse. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, the requested zoning matches the predominant zoning of the area. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Senior Planner June Sin presented the case report for item nine and gave a power point presentation. She stated the purpose of this request is rezone the property to a Planned Development District for Light Industrial use to allow the development of a speculative office/warehouse with a total of 219,308 sq. ft. The current zoning is designated for townhouse uses.

Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, the requested zoning matches the predominant zoning of the area.Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan. Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:

1. *The applicant shall obtain a letter from the adjacent property owner(s) allowing increased runoff to a dowmstream owner per Engineering Requirements.*

2. *The applicant shall obtain approval from FEMA prior to the construction of any vertical structures per Engineering Requirements.*

Sidney Stratton 2021 McKinney Avenue Dallas TX., stepped forward representing the case and gave a power point presentation.

Commissioner Fedorko asked if they are pursuing an abatement from the city. Ms. Stratton stated no.

Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve items eight and nine per staff recommendations. The motion carried unanimously.

Planner Brittany Musser stated the following cases ten and eleven would be presented together.

10. CPA-23-07-0015 - Comprehensive Plan Amendment - 225 NW 16th St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.072 acres. Lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street

11. ZON-23-07-0024 - Zoning Change - 225 NW 16th St (City Council District 5). Zoning Change from Commercial (C) to Single-Family Six (SF-6) on 0.072 acres. Lot 1, Block 52, Dalworth

Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street

Planner Brittany Musser presented the case report for item ten and gave a power point presentation. She stated the applicant is proposing to rezone the property to be able to construct a single-family home on 0.07 acres. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM. However, it matches the predominant zoning of the area. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Planner Brittany Musser presented the case report for item eleven and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Commercial District, which does not allow single-family residential use. The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use. However, it matches the predominant zoning of the area. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve items ten and eleven. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:00 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary