CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, October 14, 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
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:41 p.m.)
Commissioner Angela Luckey-Vaughn

ABSENT
Commissioner Michelle Madden
Commissioner Janie Adhikari
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

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 Frank Gonzalez

Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn

ABSENT
Commissioner Michelle Madden
Commissioner Janie Adhikari
Commissioner Victor Medina

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 Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items one through four. The motion carried unanimously.

1. Approval of Minutes of the September 23, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-09-0031 - Final Plat - Lot 6, Block 1, Mayfield Road Retail Addition No. 1 (City Council District 2). Final Plat of Lot 6, Block 1, Mayfield Road Retail Addition No. 1, creating one commercial lot on 11.195 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place

   Approved on Consent Agenda

3. PLT-24-09-0032 - Preliminary Plat - Lot 1, Block 1, Hamilton – Oakdale Addition (City Council District 1). Preliminary Plat of Lot 1, Block 1, Hamilton Oakdale Addition, creating one industrial lot on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road

   Approved on Consent Agenda

4. PLT-24-09-0033 - Final Plat - Lot 1, Block 1, Hamilton – Oakdale Addition (City Council District 1). Final Plat of Lot 1, Block 1, Hamilton Oakdale Addition, creating one industrial lot on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road

Approved on Consent Agenda

PUBLIC HEARING

5. SUP-24-08-0033 - Specific Use Permit - Auto Parts Sales at 3201 E Jefferson St (City Council District 5). Specific Use Permit for Retail Auto Parts (Used) in an existing commercial lease space. Lot 1R, Block K, Idlewild Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial, and addressed as 3201 E Jefferson St

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant currently sells used auto parts out of suites 101 and 102 of the commercial development located at the subject property. They are wanting to expand their business to suite 106. Auto Parts Sales (Used) requires a Specific Use Permit in the Heavy Industrial zoning district. Auto Parts Sales (Used) is considered a legal non-conforming use in suites 101 and 102. Expanding the footprint of legal non-conforming uses is not permitted. In order to expand to suite 106 (which is not adjacent to the other two suites and wouldn't be considered an expansion of the footprint of a legal non-conforming use) a Specific Use Permit is required. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 applicant is not requesting any variances.

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

   1. *The business shall be operated in compliance with all state, federal, and local laws and regulations*
   2. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*

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

   - *Chase Nuziard 1032 Rock Springs*
   - *Maria Carcamo 1701 Briarwood Ln Irving TX*
   - *Lilian Edelman 1102 E Pacific St Grand Prairie TX*

   Motion made by Commissioner Fedorko, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item SUP-24-08-0033. The motion carried unanimously.

Senior Planner June Sin stated the following cases six and seven would be presented together but voted on separately.

6. 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

7. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 125-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 six 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 seven 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 375 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 recommend 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.*

Commissioner Smith noted that Mansfield High School was nearby and asked if they had been notified. Senior Planner June Sin responded that legally the city is only required to notify within city limits. She noted that the cell tower was near the high school's sporting fields, but it would not be near the high school itself.

Alec Broadus 4 Country Place Cir Arlington TX., stepped forward representing the case. He stated that he was working on behalf of Verizon who had noted that they have both coverage and capacity issues in the area surrounding the subject property. He noted that the cell tower would help meet the need in the area and would likely cover an even larger area than what was shown on the proposed coverage map.

Commissioner Smith asked what the turnaround time will be to get the cell tower built if it is approved. The applicant stated that it would take approximately nine months but that it could be completed before.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Chapman to close the public hearing and approve item ZON-24-09-0023. The motion carried unanimously.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-24-09-0036. The motion carried unanimously.

8. VCC-24-09-0004 - Unified Signage Plan - Goodland Entry Signs (City Council District 6). Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum allowable sign area and height for entryway signs. Two parcels out of JOS S Stewart Survey, Abstract No. 961, located west of HWY 287, north and south of Prairie Ridge Blvd, zoned PD-455, Parcel IDs 190602 and 245944, City of Grand Prairie, Ellis County, Texas with an approximate address of 5394 HWY 287

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant is proposing two entryway signs that require two variances to the sign requirements in the Unified Development Code (UDC). Variances to signage requirements are reviewed and considered by a Unified Signage Plan when the request involves more than one sign. The applicant is proposing two entryway signs.

   The applicant is requesting the following variances:

   1. *Maximum Area for Entryway Signs – Variance to the maximum allowable sign area of 50 sq. ft. to allow an area of 130 sq. ft. for signs A2-01 and A2-02.*
   2. *Maximum Height for Entryway Signs – Variance to the maximum height of eight feet to allow a height of 30 feet.*

   The Development Review Committee (DRC) recommends approval.

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

   - *Mallarie Wise 11233 Jamestown Rd Dallas TX*
   - *Akiko Shimizu PO Box 561236 The Colony TX*

   Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Chapman to close the public hearing and approve item VCC-24-09-0004. The motion carried unanimously.

9. TAM-24-09-0007 - Text Amendment – Article 11: Performance Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 11 Performance Standards of the Unified Development Code to Revise Existing On-Premise Alcohol Standards in Section 12 and Establish On-Premise Alcohol Standards for Smoking Lounges; 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 update on-premise alcohol standards based on past and proposed changes in the law. Under the City's current interpretation of the smoking ordinance, beverages and ice cannot be sold at Smoking Lounges in Grand Prairie. Staff is presenting proposed changes to the smoking ordinances which, if approved, will allow

Smoking Lounges to serve beverages and ice, including alcoholic beverages. This text amendment is being presented, in part, to address on-premise alcohol standards in the event the proposed changes to the smoking ordinance are adopted. The recommended changes will update the alcohol sales limits in restaurants to mirror those of other jurisdictions, establish on-premise alcohol standards for smoking lounges, and clarify that no business is permitted to have alcohol sales in excess of 75% of their total sales. City Council will consider changes to the smoking ordinance prior to considering this text amendment. The proposed changes to Article 11 are included in Exhibit A – Proposed Changes. The Development Review Committee (DRC) recommends approval of this request.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item TAM-24-09-0007. The motion carried unanimously.

10. SUP-24-09-0042 - Specific Use Permit Amendment - Zaza Hookah Lounge (City Council District 2). Amendment to SUP No. 1125C to Change from Amusement Services authorizing a Hookah Lounge to a Smoking Lounge and amend certain conditions to align with changes in law. 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 change the use from Amusement Services to Smoking Lounge and update the SUP conditions to align with proposed changes to the City's UDC and Code of Ordinances.

If the proposed amendments to the smoking ordinance and UDC pass, the Development Review Committee (DRC) recommends the SUP be changed to a SUP for Smoking Lounge with the following conditions:

1. *The development and operations shall adhere to the City Council approved Site Plan and Operations Plan.*
2. *Eight Liners shall not be allowed on the premises.*
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 Smoking Lounge use.*
11. *The operator shall remove any and all signage referencing hours beyond what is authorized in this SUP and shall post signage reflecting the hours of operation as required by the SUP conditions. The operator shall post hours of operation as required by the SUP conditions on the business website.*

Motion made by Commissioner Fedorko, Seconded by Commissioner Okoli to close the public hearing and approve item SUP-24-09-0042. The motion carried unanimously.

11. SUP-24-05-0023 - Specific Use Permit – Smoking Lounge at 2410 Brady Ln (City Council District 3). Specific Use Permit Amendment for a Smoking Lounge in an existing commercial lease space to amend the operational plan. Lot 11B, Sharpston Heights 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 2410 Brady Ln

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this Specific Use Permit Amendment is to modify the operational plan to allow the Smoking Lounge to sell beverages.

The Development Review Committee (DRC) recommended approval with the following conditions:

1. *The development and operations shall adhere to the City Council approved Exhibit B - Site Plan and Exhibit C - Operations Plan.*
2. *Eight Liners shall not be allowed on the premises.*
3. *Operating hours shall be limited to Monday through Thursday, from 5:00 PM to 2:00 AM, and Friday through Sunday, from 11:00 AM to 2:00 AM.*
4. *Individuals under the age of 21 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 21 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 Smoking Lounge use.*
11. *A noise study is required prior to the issuance of any building permits.*

12. *City Council shall conduct a public hearing in one year after City Council approval of the SUP ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of the SUP ordinance, the Unified Development Code and Code of Ordinances of the City of Grand Prairie, City adopted building codes, City adopted fire codes, and other applicable regulatory requirements.*

Mahipal Sinyh 3620 Coldstream Dr Irving TX., noted support of this request and available to answer any questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-24-09-0041. The motion carried unanimously.

12. TAM-24-09-0008 - Text Amendment – Appendix N: Hazard Zoning Ordinance/Maps/Airports/Zoning Maps. An Ordinance of the City of Grand Prairie, Texas, amending Appendix N Hazard Zoning Ordinance/Maps/Airports Zoning Maps of the Unified Development Code to Update Section 7B and the Hazard Zoning Maps Related to the Grand Prairie Municipal Airport; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date 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 update standards in Appendix N, which are applicable to the area surrounding the Grand Prairie Municipal Airport, to align with the current regulations established by the Mid-Cities Joint Airport Zoning Board. This revision is authorized under Local Government Code 241.015 which permits a city to incorporate a joint airport zoning ordinance into the city's comprehensive zoning ordinance. The proposed changes are attached in Exhibit A – Appendix N. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item TAM-24-09-0008. The motion carried unanimously.

ADJOURNMENT

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

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary