PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MAY 08, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:35 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez (entered meeting at 5:42 p.m.)

ABSENT
Commissioner Quentin Pete Jr.

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith asked if notices were sent to the neighborhood for item five. Ms. Sin stated notices are not sent out for site plan request, but signs were placed on the property. Commissioner Coca stated applicant should reach out to the community to provide them with the new plan for item five. Commissioner Madded asked is there a designated area they would take the animals to relieve themselves for item eight. Ms. Ware stated no, but there is landscaping near the facility. Commissioner Coleman asked for the location of the outside storage for item nine. Ms. Ware indicated on the map provided.

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 Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Quentin Pete Jr. (entered meeting at 6:56 p.m.)

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

Mary Garza Oak Hollow Sheffield Village member stated there are a lot of multi-family apartments within the city and asked the commission to no longer approve zoning changes for multi-family.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one through four. The motion carried 8-0.

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

   Approved on Consent Agenda

2. PLT-23-02-0017 - Final Plat - Jefferson at Loyd Park Phase 1 (City Council District 4). Final Plat of Jefferson at Loyd Park Phase 1, Lots 1 & 2, Block 1. 25.0903 acres located in the Ralph Graves Survey, Abstract No. 569, Tarrant County, Texas, zoned PD-431, within the SH 360 Corridor Overlay District, and addressed as 7100 and 7200 S State HWY 360

   It was noted Carlos Leal 601 Glenhill Ln was in support this request.

   Approved on Consent Agenda

3. PLT-23-02-0020 - Preliminary Plat - Heritage Towne Phase II (City Council District 6). Preliminary Plat of Heritage Towne creating six lots on 45.54 acres. Multiple tracts located in the J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-399 and PD-437, and generally located east of Davis Dr and north and south of Heritage Towne Blvd

   Approved on Consent Agenda

4. PLT-23-03-0023 – Final Plat - Lot 1, Block 1, Midlothian Addition (City Council District 5). Final Plat of Lot 1, Block 1, Midlothian Addition, creating one commercial lot on 1.760 acres. A portion of Lot 2, Block 1, The Blanca Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI, within Central Business District No. 3, and addressed as 156 SE 16th Street

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

Commissioner Pete entered the meeting at 6:56 p.m.

5. STP-23-02-0006 - Site Plan - Villas at Bardin (City Council District 4). Site Plan Amendment to revise building elevations for 84 townhomes on 10 acres. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas zoned Planned Development (PD 425) with Townhome uses located in the southeast corner of Bardin Rd. and Magna Carta Blvd. with an approximate address of 2801 W Bardin Rd

   Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to revise the approved building elevations for a townhome development with 84 units on 10 acres. No changes are proposed to the number of units, approved site plan, and landscape plan. The zoning of the site is Planned Development (PD-425) which permits the townhome use. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets the 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 recommends approval. The property was purchased by another home builder who needs to revise the elevations to reflect their building types. The proposed changes adhere to the Unified Development Code.

   Seth Carpenter 400 Record St Suite 1200 Dallas TX., stepped forward representing the case.

   Chairperson Smith stated the main concern of the commission is the change of being a for sale product to for rent. Mr. Carpenter stated they have tried to reach out to the community with no success. They are in conformance with the existing zoning and are only requesting approval of the new elevations.

   Mary Garza Oak Hollow Sheffield Village member, stepped forward in opposition of this request, she asked for this item to tabled to allow the PID to meet with the developer.

   Linda Kindt 2906 Spinner Ln Grand Prairie TX., stepped forward in opposition of this request, she stated she was part of the zoning change meeting, and she was in support of that request because they agreed this would be a for sale product.

   Alexandra Johnson 400 Record St Suite 1200 Dallas TX., noted support of this request.

   Motion made by Commissioner Coleman, Seconded by Commissioner Coca to close the public hearing and deny item STP-23-02-0006. The motion carried 6-3 with Commissioner Ramirez, Madden, and Pete in opposition.

PUBLIC HEARING

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

6. CPA-23-04-0006 - Comprehensive Plan Amendment - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 7.176 acres. Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183. and Lot 3, Robert Stewarts Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane

7. ZON-23-03-0012 - Zoning Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 7.176 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183. and Lot 3, Robert Stewarts Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane

   Planner June Sin presented the case report and gave a power point presentation for item six. She stated the applicant is proposing to rezone the property to be able to construct 109.85-acres industrial development with warehouse/distribution land uses. 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.

   Planner June Sin presented the case report and gave a power point presentation for item seven. She stated the purpose of this request is to rezone 7.176 acres from Single Family One (SF-1), Commercial (C), and PD-381 to Light Industrial (LI). This zone change is associated with Shady Grove Business Park, which is a 101.144-acre industrial development with warehouse/distribution land uses. The original zone change requested was for properties directly south of Rock Island Road to change the zoning from SF-1 and C to LI. At that time, the concept plan for the proposed buildings wrapped around properties that were zoned SF-1 and PD-381. The applicant acquired additional land and is requesting a zone change for these properties. The approval of the zone change will allow for more cohesive development and also improve the internal flow of vehicular movement. The applicant is requesting the newly acquired property to be rezoned to match surrounding light industrial land 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.

   Commissioner Coleman stated Shady Grove needs major improvements. Transportation Planner Brett Huntsman spoke on the future improvements of Shady Grove.

Sony David, Langan Engineering, 2999 Olympus Blvd Dallas TX., noted support of this request and available to answer any questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coleman to close the public hearing and approve items six through seven. The motion carried 9-0.

8. SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Outdoor Kennel. Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161

   Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated Veterinary Emergency Group intends to operate a 24-hour clinic at 3142 S HWY 161 in a portion of the building that is currently under construction. Due to the necessary outdoor activities associated with a 24-hour clinic, staff has classified the use as a Veterinarian with Outdoor Kennel, which requires 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 with the following conditions:

   1. *Outdoor operations shall be limited to pet relief and exercise. Kennels are not permitted outdoors.*
   2. *Staff shall patrol the site at least twice daily and pick up pet waste and dispose of it as stated in the operational plan.*
   3. *Staff shall maintain documentation of the time and date that the outdoor patrol and clean-up occurred, including the name of the staff member responsible, for at least two months.*

   Jose Gonzalez 3122 Noble Ln Garland TX., stepped forward representing the case and available to answer questions.

   Jennifer Hanlon 44 S Broadway White Plains NY., stepped forward representing the case.

   Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-03-0010 per staff recommendations. The motion carried 9-0.

9. SUP-23-04-0012 - Specific Use Permit - Outside Storage for Freight Crafters (City Council District 1). Specific Use Permit for Outside Storage within 300 ft. of a single family zoning

district. Lot 1R, Block 6, GSW Parkway and Avenue K Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2001 Avenue K East

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain a Specific Use Permit for Outside Storage at 2001 Avenue K East. City Council approval of a Specific Use Permit is required because the property is located within 300 ft. of a single-family zoning district. 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 with the following conditions:

1. *Outside storage shall be limited to the areas indicated on the plan.*
2. *Materials in the outside storage areas shall not be stacked higher than the screening walls.*

Mark Matthews 8904 N Royal Ln Irving TX., stepped forward representing the case. He presented staff with a handout presentation and spoke about the history of his company.

Commissioner Fedorko asked how tall the wing wall will be. Mr. Matthews stated 30ft tall.

Raymond Siler 2225 Fallbrooke Dr Grand Prairie TX., stepped forward in opposition of this request, he stated concern with the traffic and noise this business would bring to the surrounding community. Mr. Huntsman stated this business wouldn't affect the traffic volumes.

Carolyn Dixon 2229 Fallbrooke Dr Grand Prairie TX., stepped forward in opposition of this request, she stated concern with the noise and seeking information about the wall that was supposed to be built on their end. Planning and Zoning Director Rashad Jackson stated to reach out to the Engineering Director Noreen Housewright for more information about the wall and additional lighting around the building.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coleman to close the public hearing and approve item SUP-23-04-0012 per staff recommendations. The motion carried 9-0.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:51 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary