PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, NOVEMBER 13, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez (entered meeting at 5:38 p.m.)
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Ana Coca

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith inquired about a TIA (Traffic Impact Analysis) for item six. Transportation Planner Brett Huntsman stated this site didn't trigger a TIA. Chairperson Smith noted concerned with the number of opposition letters received for item seven and eight.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:37 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez

Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Ana Coca

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

1. Approval of Minutes of the October 23, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-10-0056 - Final Plat - Great Southwest Industrial District, Community No 1 (City Council District 1). Final Plat of Lot G1, Block 14, Great Southwest Industrial Community No. 1 Addition, creating one lot on 2.17 acres. Being a portion of the East Tract of the J.R. Parker Survey, Abstract 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial and addressed as 1101 Avenue J East

   Approved on Consent Agenda

3. PLT-23-09-0052 – Final Plat – Lot 1-R, Block 14, Dalworth Park Addition (City Council District 5). Final Plat of Lot 1, Block 14, Dalworth Park Addition, creating one lot on 0.144 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail within SH 161 Corridor Overlay District, and addressed as 319 & 321 NW 15th St

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Madden to close the public hearing and table item STP-23-05-0009 to the next P&Z meeting of 12/11/2023. The motion carried unanimously.

4. STP-23-05-0009 - Site Plan - 360 Commerce - Phase 3 (City Council District 2). Site Plan for three industrial buildings on 5.432 acres. Site 1, Block B, Forum Park Addition, City of Grand Prairie, Tarrant County, Texas zoned Light Industrial (LI), and addressed as 2703 Arkansas Lane

   Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-23-10-0025 - Site Plan - Southloft (City Council District 1). Site Plan for one light manufacturing warehouse building and one office building on 2.17 acres. Being 2.17 acres out of J.R. Parker Survey, Abstract 1227, City of Grand Prairie, Tarrant County, Texas and addressed as 1101 Avenue J East

   Planner Britany Musser presented the case report and gave a power point presentation. She stated the applicant intends to construct a 14,764 sq. ft. industrial warehouse building and a 4,533 sq. ft. office building on 2.17 acres. The tenant will be utilizing the warehouse to craft furniture. City Council must approve a Site Plan for any project involving industrial uses. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, and landscaping and screening requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-23-10-0025. The motion carried unanimously.

PUBLIC HEARING

6. SUP-23-08-0031 – Specific Use Permit/Site Plan – Taco Bell at 5284 S Hwy 360 (City Council District 4). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 1.09 acres. Lot 12, Block A, Lake Prairie Towne Crossing, City of Grand Prairie, Tarrant County, Texas, zoned PD-267, within the SH 360 Corridor Overlay District, and addressed as 5284 S Hwy 360

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 2,422 sq. ft. drive-through restaurant with 20 parking spaces. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, a drive-through restaurant requires a Specific Use Permit approved by City Council. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Gabriela Marks 2643 4th Avenue San Diego CA stepped forward representing the case and stated available for questions.

Motion made by Chairperson Smith, Seconded by Commissioner Perez to close the public hearing and approve item SUP-23-08-0031. The motion carried unanimously.

Senior Planner Abdul Ghous stated the following cases seven and eight would be presented together.

7. CPA-23-08-0017 - Comprehensive Plan Amendment – 4610 S Great Southwest Pkwy (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage to High Density Residential on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Sameul T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

8. ZON-23-08-0029 – PD Amendment/Concept Plan - JPI Great SW Parkway (City Council District 4). Amendment to PD-49 to adopt a Concept Plan for multi-family apartments with 450 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Sameul T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

   Senior Planner Abdul Ghous presented the case report for item seven and gave a power point presentation. He stated the applicant intends to develop the subject property with multi-family use. The purpose this request is to amend the Future Land Use Map to align with the existing zoning and proposed Concept Plan. Staff is unable to support the request because the proposal does not align with the Future Land Use Map. However, staff notes that multi-family residential use is allowed by right per the existing zoning. 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.

   Senior Planner Abdul Ghous presented the case report for item eight and gave a power point presentation. He stated the purpose of the request is to amend the PD-49 to adopt a Concept Plan for multi-family apartments consisting of 450 units. Multi-family use is currently allowed per the existing zoning. The applicant is not requesting any variances. Staff is unable to support the request because it is inconsistent with the Future Land Use Map (FLUM). However, staff notes that the multi-family residential use is allowed by right per the existing zoning. 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 this request, staff recommends the following condition:

   - *The applicant shall design and construct the necessary infrastructure improvements and obtain approval from the City before the site can become operational.*

   Jesse Copeland 2728 N Harwood St Dallas TX., stepped forward representing the case.

Bryan Grant 600 E Las Colinas Blvd Ste 800 Irving TX., stepped forward representing the case and gave a power point presentation.

Chairperson Smith asked if there has been communication with the surrounding neighborhoods. Mr. Grant stated yes, meeting was being held that night. Commissioner Chapman asked will they address resident's concerns. Mr. Grant stated yes.

Peyton McGee 13455 Noel Dr Dallas TX., noted support for this request and available for questions.

Larry Raines 4501 Sussex Avenue Grand Prairie TX., stepped forward in opposition of this request. He stated he didn't receive a notice and concerned with traffic. Chief City Planner Savannah Ware noted state requirement is 200ft and the city sends out notices to everyone within 300ft.

Peter Renee 2438 Warrington Dr Grand Prairie TX., stepped forward in opposition of this request. He stated the concept plan doesn't fit in this area and would rather see condos or single-family homes built here.

Motion made by Commissioner Fedorko, Seconded by Commissioner Ramirez to close the public hearing and approve item CPA-23-08-0017. The motion carried unanimously.

Motion made by Commissioner Fedorko, Seconded by Commissioner Ramirez to close the public hearing and approve item ZON-23-08-0029 per DRC recommendations. The motion carried unanimously.

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

9. CPA-23-10-0022 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.15 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within IH-20 Corridor Overlay, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

10. ZON-23-10-0034 - PD Amendment/Concept Plan - Prose Westcliff Multi-Family (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

Senior Planner June Sin presented the case report for item nine and gave a power point presentation. She stated the applicant wishes to amend the existing Planned Development (PD-18) by adopting a Concept Plan for a multi-family development with 300 dwelling units on

14.16 acres. This request is for a change from Mixed Use Residential to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family is currently allowed by the existing zoning.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.

Senior Planner June Sin presented the case report for item ten and gave a power point presentation. She stated the applicant is proposing to construct 300 multi-family units on 14.16 acres. The purpose of this request is to amend the PD to adopt a Concept Plan. Multi-Family use is allowed by right per the existing zoning. The purpose of the Concept Plan is to review the overall development including the conceptual site plan, building elevations, and proposed amenities. All other development requirements associated with parking, landscaping, tree mitigation, and building materials will be reviewed during the Site Plan process per Appendix W and UDC standards. The applicant is not requesting any variances. Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family use is currently allowed by the existing zoning. 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.

David Dierkes 6947 Abbey Ct Dallas TX., stepped forward representing the case and available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve items CPA-23-10-0022 and ZON-23-10-0034. The motion carried unanimously.

11. SUP-23-09-0040 - Specific Use Permit - Mindful Hearts Learning Center (City Council District 2). Specific Use Permit for a Child Day Care Center at 2985 S Hwy 360, Suite 140. Lot 1, Block R, Emerald Square Addition, City of Grand Prairie, Tarrant County, Texas, zoned as Planned Development (PD-137) and addressed as 2985 S Hwy 360, Suite 140

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to operate a Child Day Care within a 4,165 sq. ft. existing suite. 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 outside play area must be at least 25% of the indoor license space.*
- *The exit to the outdoor play area must be directly on to the playground.*
- *The Child Day Care shall comply with all State and City regulations.*

LaWanda Rather 2985 S Hwy 360 Ste 140 Lot 1 Grand Prairie TX., stepped forward representing the case. She stated she has 40 years of experience in child day care and currently manages 35 centers. She discussed a plan for the day care facility.

Chairperson Smith inquired about the teacher to student ratio. Ms. Rather stated infants: two teachers to eight kids, toddlers: two teachers to eleven kids. Mrs. Smith asked will the instructors be certified. Ms. Rather stated yes, they will be certified.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-09-0040 per DRC recommendations. The motion carried unanimously.

12. ZON-23-10-0038 - PD Amendment/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-442 for Single Family Residential Uses to a Planned Development District for Single Family Residential and a Concept Plan depicting 165 single family units on 65.67 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-442) for Single Family Residential and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to amend the front yard setback and maximum lot coverage requirements of the existing Planned Development (PD-442). No other changes are proposed with this PD Amendment.

The applicant is requesting the following variances:

1. *Minimum Front Setback – The applicant is requesting a variance to the minimum front yard setback of 25 ft. required by the UDC to allow a minimum front yard of 20 ft.*
2. *Maximum Lot Coverage – The applicant is requesting a variance to the maximum lot coverage of 50% required by the UDC to allow a maximum lot coverage of 55%.*

The Development Review Committee (DRC) recommends approval.

Danny McCamish 1416 Cedar Bluff Ln Flower Mound TX., stepped forward representing the case and available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-10-0038 per DRC recommendations. The motion carried unanimously.

13. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 160 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to rezone the property to facilitate the development of 160 single-family detached homes with 50-foot minimum lot widths.

The applicant is requesting the following variances:

1. *Variance to the minimum lot area requirement of Appendix W standards – The applicant is proposing 5,500 sq. ft. lots instead of the required 7,800 to 8,999 (70%) and 9,000 sq. ft. lots (30%).*
2. *Variance to the minimum lot width – The applicant is proposing 50-foot-wide lots instead of the required 65-foot-wide lots, as per Appendix W standards.*
3. *Variance to the front setback of 25 ft. – The applicant is proposing a front setback of 20 ft.*
4. *Variance to the required garage type – The applicant is proposing 100% front entry garages.*

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

1. *The minimum lot width shall be 60 feet.*
2. *At least 35% of platted lots shall have a non-front-entry garage.*
3. *The developer shall construct a 6-foot masonry screening wall along Lakeview Drive (FM 661).*
4. *There shall be a minimum landscape buffer of 10 feet along Lakeview Drive (FM 661).*
5. *A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the expense of the property owners of the development. The HOA shall maintain the common areas within the development.*

Kevin Harrell 8214 Westchester Dr Dallas TX., stepped forward representing the case and gave a power point presentation. Neil Stanbery 8214 Westchester Dr Dallas TX., noted his support. Bryan Holland 8214 Westchester Dr Dallas TX., noted his support.

Chairperson Smith asked if they have reached out to the community. Mr. Harrell stated no. Mrs. Smith recommended them to reach out to Greenway Trails and be a good neighbor.

Yolanda Mahone 10442 Walnut Ridge Dr noted her support for this item but didn't wish to speak.

Commissioners discussed the possibility for the applicant meeting DRC recommendations. Applicant requested for item to be tabled to the next P&Z meeting of 12-11-2023, to work with staff.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and table item ZON-23-10-0035 to the next P&Z meeting of 12/11/2023. The motion carried unanimously.

14. SUP-23-09-0036 - Specific Use Permit - Outside Storage for Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain approval of a Specific Use Permit authorizing outside storage on the subject property. The Unified Development Code requires approval of a Specific Use Permit for outside storage as an accessory use when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is adjacent to properties zoned Single Family-One Residential District and because it is within the IH 20 Corridor Overlay 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 condition:

1. *The outside storage of materials shall be setback from the right-of-way a minimum of 40-feet.*
2. *The applicant shall provide either additional living screen or affix slats to the wrought-iron fence wherever the outside storage is visible from the Right-Of-Way.*
3. *The site operations shall comply with all applicable sections of the Unified Development Code and City Code of Ordinances.*

Commissioner Madden asked to clarify if the applicant will be relocating or adding outside storage. Ms. Musser stated the SUP request is for the existing outside storage. Commissioner Madden inquired about the allowed decibel level. Public Health Manager Werner Rodriguez discussed the noise study provided by the applicant and noted they were following what city allows.

Matthew Workman 2803 Riverside Pkwy Apt 4002 Grand Prairie TX., stepped forward representing the case.

Reuben Millsaps 4205 Matthew Rd noted his opposition for this item.

Motion made by Chairperson Smith, Seconded by Commissioner Perez to close the public hearing and approve item SUP-23-09-0036 per DRC recommendations and amend condition one from 40-feet to 50-feet. The motion carried 7-1 with Commissioner Madden in opposition.

Chief City Planner Savannah Ware stated the following cases fifteen and sixteen would be presented together.

15. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place

16. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,00 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place

Chief City Planner Savannah Ware presented the case report for item fifteen and gave a power point presentation. She stated the applicant wishes to rezone the subject property from PD-294 to a Planned Development District to allow multi-family development on 10 acres. This request is for a change from Commercial, Retail, Office to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. Staff is unable to support the request because it is inconsistent with the FLUM. 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.

Chief City Planner Savannah Ware presented the case report for item sixteen and gave a power point presentation. She stated the purpose of the request is to rezone the property from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family uses and adopt a Concept Plan depicting a 30-acre development in the SH 161 Corridor.

The applicant is requesting the following variances:

1. *Land Uses Allowed By Right – The applicant is proposing to allow the following uses by right within the district: Garden Center, Large Retail with Gas Sales, Car Wash,*

Amusement Services (Indoor), Bowling Center, Skate Rink, Tool Rental (Indoor), Lodging Facility/Hotel, Auto Tire and Battery in Conjunction with Retail, Grocery, or Wholesale Store, Financial Services, Propane Refill Station in Conjunction with Retail, Grocery, or Wholesale Store

2. *Perimeter Fence – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without a perimeter fence and with a gated entry to control vehicular access.*
3. *Dimensional Requirements for General Retail – The applicant is proposing to reduce building setback requirements and the landscape buffer along Robinson for a distance of 130 ft. The applicant is proposing to increase the maximum allowable height and Floor Area Ratio.*
4. *Density and Dimensional Requirements for Multi-Family – The applicant is proposing to reduce the building setbacks, increase the maximum allowable height, density, and maximum percentage of one-bedroom units, and allow the construction of the development without a perimeter fence.*
5. *Alternative Compliance to Appendix F – The applicant is proposing alternative compliance to Appendix F design standards for materials, articulation, and windows.*

Staff is unable to support the portion of the request that is inconsistent with the FLUM. Should the Planning and Zoning Commission choose to recommend approval of this request, staff recommends the following conditions:

1. *The applicant shall provide cross access easements to the adjacent property as required by the UDC.*
2. *The following uses shall require a SUP: Car Wash and Lodging Facility/Hotel.*
3. *Multi-Family Development that meets each of the recommended design standards in Appendix W may request an increase in density to 35 dwelling units per acre and an increase in the maximum percentage of one-bedroom units to 65%.*

Scott Hanks 3844 Cottonwood Dr Danville CA. stepped forward representing the case. Yelena Fiester 601 Santa Fe Dr Wishland Village TX., noted her support for the case and available for questions. Gerald Luecke 13642 Omega Dallas TX., noted her support for the case and available for questions.

Michele Franklin 3317 Cathedral Dr stepped forward in opposition of this case. She noted concern with traffic, lighting illuminating the surrounding homes, and Ikea Place access through the neighborhood.

Motion made by Chairperson Smith, Seconded by Commissioner Ramirez to close the public hearing and approve items CPA-23-10-0019 and ZON-23-09-0033 per DRC recommendations. The motion carried 6-2 with Commissioners Fedorko and Madden in opposition.

17. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within

the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant is proposing signs that require variances to the 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 or is intended for new development. The applicant is proposing a Unified Signage Plan that includes three multi-tenant monument signs and five single-tenant monument signs. The signage plan is for a development that is about 55 acres in the SH 161 Corridor. The development includes the existing IKEA site and adjacent land that will be platted into four lots and is intended to be developed for Commercial/Retail, Hotel, and Multi-Family uses.

The applicant is requesting the following variances:

1. *Maximum Area for Multi-Tenant Monument Signs – Variance to the maximum area of 200 sq. ft. to allow an area of 250 sq. ft. for sign M1.*
2. *Maximum Height for Multi-Tenant Monument Signs – Variance to the maximum height of 25 ft. to allow a height of 50 ft. for sign M1.*
3. *Setback for Multi-Tenant Monument Signs – Variance to the required setback to allow sign M2 and sign M3 to be located within the required setback as shown on the Unified Signage Plan.*
4. *Maximum Area for Single-Tenant Monument Signs – Variance to the maximum area to allow an area of 100 sq. ft. for sign M44 and sign M45.*
5. *Maximum Height for Single-Tenant Monument Signs – Variance to the maximum height of eight feet to allow a height of 10 feet.*
6. *Maximum Area for EMC – Variance to the maximum area for an Electronic Message Center (EMC) on a single-tenant monument sign to allow an area of 100 sq. ft.*
7. *Masonry Cladding – Variance to the requirement that sign cabinets be clad in masonry to allow sign cabinets to be clad in pre-finished or textured metal.*
8. *Multiple Signs on Single Frontage – Variance to sign spacing requirements to allow a multi-tenant monument sign and a single-tenant monument sign on a single street frontage.*

Staff is unable to recommend approval of the request because it does not meet UDC requirements. However, staff notes that the plan will provide for coordinated and uniform signage for the 55-acre, multi-phase development.

Scott Hanks 3844 Cottonwood Dr Danville CA. stepped forward representing the case.

Commissioner Madden asked if they would agree to lower signs off Robinson to 8ft. Gerald Luecke 13642 Omega Dallas TX., stepped forward representing the case. He stated yes it can be done.

Yelena Fiester 601 Santa Fe Dr Wishland Village TX., noted her support for the case and available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve item VCC-23-10-0006 per DRC recommendation and with the condition that signage off Robinson to be limited to 8ft. The motion carried 7-1 with Commissioner Fedorko in opposition.

Chief City Planner Savannah Ware stated the following cases eighteen and nineteen would be presented together.

18. CPA-23-10-0020 - Comprehensive Plan Amendment - River Central (City Council District 1). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd

19. ZON-23-08-0031 - Zoning Change/Concept Plan - River Central (City Council District 1). Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd

    Chief City Planner Savannah Ware presented the case report for item eighteen and gave a power point presentation. She stated the applicant wishes to create a Planned Development District for multi-family, single family townhome, single family detached, commercial, retail, office, and mixed uses. The accompanying Zoning Change/Concept Plan (Case Number ZON-23-08-0031) proposes four districts within the Planned Development. Two of the districts, Water's Edge Residential District and Single Family Residential District are inconsistent with the current Future Land Use Map (FLUM). This request is to change the FLUM designation from Mixed Use to High Density Residential and Medium Density Residential to align with the proposed development. Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that the residential districts are intended to support the mixed-use portion of the project further to the west. 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.

    Chief City Planner Savannah Ware presented the case report for item nineteen and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from

Light Industrial to a Planned Development District for Mixed Use, Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses.

The applicant is proposing a high-density, mixed-use development, which requires modifications to the standards in the UDC. The applicant is requesting the following variances:

1. *Density and Dimensional Requirements for High Rise Multi-Family – The applicant is proposing to increase the allowable Floor Area Ratio (FAR) for High Rise Multi-Family in the Urban Commercial Gateway District. The applicant is proposing to increase the allowable height for Multi-Family in the Urban Commercial Gateway, Neighborhood Community Center, and Water's Edge Residential districts.*
2. *Density and Dimensional Requirements for Mid Rise Multi-Family – The applicant is proposing to decrease the minimum rear yard setback and increase the maximum allowable height for Mid Rise Multi-Family in the Neighborhood Community Center and Water's Edge Residential districts.*
3. *Density and Dimensional Requirements for Low Rise Multi-Family – The applicant is proposing to decrease the minimum rear yard setback and increase the maximum allowable height for Low Rise Multi-Family in the Neighborhood Community Center and Water's Edge Residential districts.*
4. *Density and Dimensional Requirements for Single Family Townhouse – The applicant is proposing to increase the maximum allowable density and height for Single Family Townhouse. The applicant is also proposing to decrease the minimum lot area, width, depth, and setbacks.*
5. *Density and Dimensional Requirements for Single Family Detached – The applicant is proposing to increase the maximum density and maximum height. The applicant is also proposing to decrease the minimum lot area, width, depth, rear setback. The applicant is proposing to allow front-entry garages.*
6. *Density and Dimensional Requirements for Commercial, Retail, and Office – The applicant is proposing to increase the maximum FAR and height. The applicant is also proposing to decrease the required side setbacks.*

Staff is unable to fully support the portion of the request that does not align with the FLUM. However, staff notes that the Water's Edge Residential District and Single Family Residential District are intended to support the mixed-use portion of the development to the west.

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

- *The developer shall cooperate with the City to enhance the flood warning system for this area. Cooperation shall include providing easements for flood siren poles and working with the City to prepare an emergency action plan.*
- *The developer shall design flood mitigation ponds to drain via gravity, as opposed to relying solely on mechanical equipment to drain them.*
- *The development shall provide at least two points of ingress/egress that meet City's floodplain management criteria of being elevated at least two feet above the 100-year base flood elevation.*

- *The developer shall perform regular inspections and maintenance of improvements adjacent to river corridors. Examples would be programmed silt removal from flood mitigation ponds and regularly inspecting river and pond slopes and performing needed maintenance.*

Paul Paine 112 Crest Canyon Dr Fort Worth Tx., stepped forward representing case and gave a power point presentation. Barry Hand – Principal Architect 5005 Greenville Ave Dallas TX., stepped forward representing case.

Ken Schaumburg 8432 Blue Heron Ct Fort Worth TX., noted his support for this item and available for questions. Michael Peterson 600 Six Flags Dr Ste 500 Arlington TX., noted his support for this item and available for questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items CPA-23-10-0020 and ZON-23-08-0031 per DRC recommendations. The motion carried unanimously.

20. CPA-23-10-0023 – Comprehensive Plan Amendment - Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for "Business Park" and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID's 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use

    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 the Southgate SH 360 Corridor Plan to update the category definition and examples for "Business Park" and amend the Future Land Use Map (FLUM) for Ellis County Parcel ID's 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use. The Development Review Committee (DRC) recommends approval.

    Motion made by Chairperson Smith, Seconded by Commissioner Madden to close the public hearing and approve item CPA-23-10-0023. The motion carried unanimously.

21. TAM-23-10-0011 - 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 allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict

herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of the request is to amend Article 11: Performance Standards to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium within the I-30 Corridor Overlay District. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Perez, Seconded by Commissioner Madden to close the public hearing and approve item TAM-23-10-0011. The motion carried unanimously.

22. TAM-23-09-0010 - Text Amendment - Article 9: Sign Standards. An Ordinance of the City of Grand Prairie, Texas, Amending Article 9: Sign Standards of the Unified Development Code by increasing the allowable area for Electronic Message Board or Message Center on a Single-Tenant Monument permitted under Section 9.8.3; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval

    Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to amend Article 9: Sign Standards by allowing an increase in an Electronic Message Center (EMC) sign area in a single-tenant monument sign. Staff proposes to eliminate the maximum 35% requirement from a single-tenant monument sign; however, the EMC area shall not exceed 50 square feet in size on either side of the sign. The Development Review Committee (DRC) recommends approval. The City Council Development Committee recommended approval by a vote of 3-0.

    Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve item TAM-23-09-0010. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 9:32 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary