CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, February 24, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:33 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 5:35 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:45 p.m.)

ABSENT
Commissioner Michelle Madden
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Fedorko asked when the site is turned over to the city will the deed on the site be signed over to the city for item four. Ms. Ware stated yes. Chairperson Smith asked will the site have food vendors for item four. Ms. Ware stated no. Chairperson Smith stated concern with the number of warehouses within the city for item six. Commissioner Fedorko asked do the public hearing notices get mailed to the owners of the property or the tenants of the property for item six. Planning and Zoning Director Rashad Jackson stated the notices get mailed to the property owners. Commissioner Fedorko asked to clarify the parking reduction variance. Ms. Sin stated due to not being aware of the end users, she is requesting for them to meet the parking requirement to avoid creating a parking problem in the future.

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
Commissioner Janie Mendez-Adhikari

ABSENT
Commissioner Michelle Madden
Commissioner Victor Medina

Commissioner Gonzalez led the Invocation.

Commissioner Adhikari 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 three. The motion carried unanimously.

1. Approval of Minutes of the February 10, 2025, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-12-0049 – Final Plat – 912 W. Polo Rd. (City Council District 6). Final Plat of Lot 13, Block 5, Amesbury Estates Addition Phase Two, creating one commercial lot on 1.526 acres. A portion of Lot 12, Block 5, Amesbury Estates Addition Phase Two, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W. Polo Road.

   Approved on Consent Agenda

3. PLT-24-12-0048 - Residential Replat – (City Council District 2). Residential Replat of Lots 6R-1, and 7R-1, Block 2, Country Club Park Addition No.3, creating two residential lots on 1.215 acres. Lot 6R & 7R, Block 2, Country Club Park Addition No.3, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Attached District, and addressed as 3722 & 3714 Green Hollow Dr.

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-25-01-0003 - Site Plan - Wildlife Pickleball (City Council District 1). Site Plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. Lot 3, Block 7, Wildlife Commerce Park, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 705 W Wildlife Pkwy

   Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain City Council approval of a site plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. On September 18, 2019, City Council approved a Site Plan for Wildlife Commerce Park Phase 3 (Case Number S190802). The approved site plan includes three industrial warehouse buildings and a proposed open space component with trails, plantings, and a water feature as required by Appendix X of the Unified Development Code (UDC). The Development Review Committee (DRC) recommends approval.

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

PUBLIC HEARING

Senior Planner June Sin stated the following cases five and six would be presented together.

5. CPA-25-02-0004 - Comprehensive Plan Amendment - Duncan Perry Industrial (City Council District 1 and 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd

6. ZON-25-01-0002 - Zoning Change/Concept Plan - Duncan Perry Industrial (City Council District 1 and 5). Zoning Change from PD-312 for Commercial to a Planned Development District for Light Industrial and a Concept Plan depicting a 103,328 sq. ft. office/warehouse building on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd

   Senior Planner June Sin presented the case report for item five and gave a power point presentation. She stated the applicant is proposing to create a new Planned Development District for Light Industrial use to allow the construction of 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 but notes the following findings

1. *The land was originally zoned Light Industrial before the creation of PD-122 for Multi-Family in 1983.*

2. *The proposed uses are generally compatible with existing land uses to the northwest of the subject property, especially along W Tarrant Rd and S Great Southwest Pkwy.*

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 six and gave a power point presentation. She stated this request is to change the zoning from a Planned Development District for Commercial (C) to Light Industrial (LI) use and a concept plan to allow for the development of a speculative industrial building with a floor area of 103,328 sq. ft. Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. However, the proposed uses are generally compatible with the surrounding land uses to the northwest. Please note that 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:

1. *The southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance.*

Tyler Thomas 11032 Rosser Rd Dallas TX., stepped forward representing the case and gave a power point presentation. Commissioner Fedorko asked for clarification of the type of fence located on the south boundary line. Mr. Thomas stated he is not aware of the type of fence that will be proposed there but are flexible. Commissioner Fedorko asked to clarify the driveway condition. Mr. Thomas stated they have two driveways; one will be an employee entrance and the other will be for the trucks. He stated this was a concern from Councilmember Shotwell, but the Transportation Department does not believe that it is the best fit and they do have a plan that shows a single point of entry and are happy to provide it to staff. Transportation Planner Brett Huntsman stated the UDC (Unified Development Code) specifies there should be at least 170ft between driveways and having the two driveways could cause some conflict with a good flow of traffic. Matthew Maly 201 Main St Suite 901 Fort Worth TX., noted support of this request but didn't wish to speak. Griffin Neal 14241 Dallas Pkwy noted support of this request but didn't wish to speak.

Motion made by Commissioner Fedorko, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve items five and six with staff condition. The motion carried unanimously.

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

7. CPA-24-07-0010 - Comprehensive Plan Amendment - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use

Map from High Density Residential to Light Industrial on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3 out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd

8. ZON-24-07-0019 - Zoning Change/Concept Plan - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Zoning Change from Planned Development for multi-family use to Planned Development for Light Industrial use and Concept Plans for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd

Senior Planner June Sin presented the case report for item seven and gave a power point presentation. She stated the applicant proposes to rezone the property to allow the construction of speculative offices and warehouses. This request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the Future Land Use change because the proposed use does not align with the Future Land Use Map. However, the requested change matches the predominant use of the area. Please note that the FLUM designation is not the property's zoning; 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 eight and gave a power point presentation. She stated this request is to rezone the property to a Planned Development District for Light Industrial use to allow the development of a speculative office/warehouse complex, with configurations showing a total of four to eight warehouse buildings of different sizes. The current zoning is designated for multi-family use.

The applicant is requesting the following variances.

1. *Landscape Buffer – A variance to allow reduction of the required 30 feet of landscaping to provide 20 feet along SH 161 and Hardrock and to provide 15 feet of landscaping along W Rock Island Rd.*
2. *Parking Reduction – A variance to allow reduction of required parking from 1 per 325 sq. ft of office spaces and 1 per 1,000 sq. ft. of warehouse space to allow a mixed rate of office and flex warehouse spaces to be parked at 1 per 650 sq. ft.*
3. *Wing Wall Height Reduction – A variance to allow the reduction of the wing wall height from 25 feet to 14 feet.*

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 that 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 conditions:

1. *The applicant shall provide a 30-foot landscape buffer per requirements in Appendix X of the UDC along Hardrock Rd and SH 161 Frontage Road.*
2. *Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).*
3. *Parking spaces shall be provided per requirements in Appendix X and Article 10 of the UDC.*
4. *If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm.*
5. *If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road.*
6. *A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.*

Jonathan Tooley 2125 Bardin Rd Grand Prairie TX., stepped forward representing the case. Commissioner Fedorko asked to clarify the parking variance. Mr. Tooley stated that this site is a flex space, and they want to make sure the end users have enough parking spaces for employees and customers. He also stated they are happy to comply with staff conditions 2, 4, 5 and 6.

Motion made by Commissioner Fedorko, Seconded by Commissioner Okoli to close the public hearing and approve items seven and eight with staff conditions except number three. The motion carried unanimously.

9. CPA-25-01-0002 – Comprehensive Plan Amendment – South Grand Prairie Thoroughfare Plan and Map. Ordinance Amending the 2018 Comprehensive Plan by Updating the Master Thoroughfare Plan and Map Specific to the Area located Southwest of US 287 and North of US 67. City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Johnson County, Texas

   (Reviewed by the City Council Development Committee on 02/18/2025)

   Transportation Planner Brett Huntsman presented the case report and gave a power point presentation. He stated as development in the region south of US 287 has substantially increased in previous years, the need for an updated throughfare plan has also increased. Kimley-Horn, on behalf of Provident Realty and its' partners, submitted a traffic study which quantifies travel demand for the Goodland Development as well as existing adjacent developments. This study identifies the required layout and capacities of roadways for a 10-year buildout of the area needed to maintain a Level-of-Service (LOS) D or higher. The Thoroughfare Plan, generally, is designed to anticipate roadway capacity needs over a long-term span. This is typically for a period of at least 10 years. The Throughfare Plan also sets roadway design, right-of-way widths, and access management standards for adjacent developments. Transportation and Mobility Services staff have reviewed and accepted the

results of the traffic study which propose amendments to the existing throughfare plan and map for the area. The proposed throughfare network shown in Exhibit A is supported by the traffic study and was shown to adequately maintain the required LOS. Adoption of the depicted layout would amend the existing Thoroughfare Plan and Map in the current Comprehensive Plan. On February 18, 2025, the City Council Development Committee (CCDC) recommended approval by a vote of 3-0. The Development Review Committee (DRC) recommends approval.

Sara Drehobl 210 Miller Rd, stepped forward in opposition on behalf of her clients Doyle & Carolyn Enloe. She stated she is representing Enloe's on the sale of their property and they received notice from a neighbor stating that the P4D road would affect the sale of her client's property which is currently under contract. Mr. Huntsman indicated on the map provided that this road would be unchanged from the previously approved thoroughfare plan. Doyle Enloe 1820 Clear Summit Ln Mansfield TX., stepped forward in opposition of this request. Commissioner Chapman commended staff for their thoroughness and making the city proud.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:43 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary