CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, February 10, 2025 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Angela Luckey-Vaughn

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden stated concern with there not being enough parking on the proposed site plan for visitors and causing on-street parking on narrow streets for item two. Chairperson Smith stated concern with the number of apartments surrounding the proposed development.

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 Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Angela Luckey-Vaughn

Commissioner Chapman led the Invocation.

Commissioner Madden 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 Madden to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the January 27, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-22-08-0040 - Site Plan - MDM Townhomes (City Council District 2). Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr

   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 approval of a Site Plan to develop 36 townhome units on 3.145 acres. City Council approval of a site plan is required because the property is within a Planned Development District and for single-family townhome developments.

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

   1. *Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA.*

2. *Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits.*

3. *The applicant shall create a HOA that will maintain the common areas and fence along SH 360.*

4. *A total of 30 gallons of shrubs shall be provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits.*

Daniel Rizvi 1520 Blue Mesa Carrollton TX., stepped forward representing the case.

David Yaqubian 609 W Springdale Ln Grand Prairie Tx., spoke on this item but didn't note support or opposition. He encouraged for a minimal front yard because they are underutilized and to remove the HOA requirement. Planning and Development Director stated that the Unified Development Code requires an HOA or a PID for upkeep and long-term maintenance to maintain values in the area.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item two per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

3. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

Senior Planner June Sin presented the case report and gave a power point presentation. She sated the applicant seeks to adjust the boundary of SUP-618 for a vehicle holding yard. No other changes are being proposed. This case was initially presented at the P&Z meeting on January 13, 2025. It is scheduled again for the P&Z Meeting on February 10, 2025, to comply with notification requirements. The Development Review Committee (DRC) and staff recommend approval.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:54 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary