PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JULY 10, 2023 AT 6:00 PM

MINUTES

BRIEFING SESSION - 6:00 PM

Chairperson Smith called the Briefing meeting to order at 6:01 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

ABSENT
Commissioner Quentin Pete Jr.
Commissioner Ana Coca

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Fedorko asked if the mutual access will be open to the public for item five. Ms. Ware stated the mutual access will be for the two parties. Commissioner Madden asked will the retail component remain for item two. Ms. Ware stated yes.

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

ABSENT
Commissioner Quentin Pete Jr.

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 Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the June 26, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-06-0037 - Final Plat - The Emma, Lot 1, Block J (City Council District 6). Final Plat creating one lot on 10.528 acres. A tract of land out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-399A, and addressed as 3751 Heritage Towne Blvd

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and table items three and four to the next P&Z meeting of 07-24-2023. The motion carried unanimously.

3. SUP-23-06-0020 – Specific Use Permit/Site Plan - Bojangles at 3162 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase II, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 3162 S Hwy 161

   Tabled

4. SUP-23-06-0021 - Specific Use Permit/Site Plan - The Learning Experience at 1802 S Forum Drive (City Council District 2). Specific Use Permit and Site Plan for a Child Day Care Facility on 1.14 acres. A portion of Lot 1, Block 1, Slink Addition, City of Grand Prairie, Dallas

County, Texas, zoned PD-397, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 1802 S Forum Drive

Tabled

PUBLIC HEARING

5. SUP-23-05-0019 - Specific Use Permit/Site Plan - Outside Storage on Sandy Ln (City Council District 1). Specific Use Permit for Outside Storage on 4.849 acres. A portion of Tract 8, James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH 161 Corridor Overlay District, and addressed as 2730 Sandy Ln

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 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 a primary use in the Light Industrial 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 applicant is requesting the following variance:

1. *Fence Type – Variance to the requirement for a Type 3 fence to allow the applicant to construct a chain link fence.*

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

1. *The applicant shall obtain a mutual access easement from the adjacent property prior to the City issuing any building permits.*

Brad Cooper 3819 Maple Ave Dallas TX., noted available for questions.

Motion made by Commissioner Coleman, Seconded by Commissioner Coca to close the public hearing and approve item SUP-23-05-0019 per staff recommendations. The motion carried unanimously.

6. ZON-23-04-0016 - Zoning Change/Concept Plan - Copeland Apartments (City Council District 2). Amendment to PD-377 to amend the required front yard setback. Lot 2, Block A, Forum at Sara Jane, City of Grand Prairie, Dallas County, Texas, zoned PD-377, and addressed as 2045 S Forum Dr

Chief City Planer Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to amend PD-377 to change the required front yard setback along Forum Drive and Sara Jane Parkway from 30 ft. to 25 ft. In 2018, City Council approved a Site Plan and granted a variance to allow balconies to encroach the front setback by four ft. The project was constructed in accordance with the approved Site Plan

and the buildings are considered legally conforming structures. However, the applicant wishes to amend PD-377 to codify the allowed encroachment into the PD ordinance by amending the required front yard setback. No physical changes to the existing development is being proposed with this request. The Development Review Committee (DRC) recommends approval.

Steven Darling 2500 Dallas Parkway Ste 600 Plano TX., noted available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-04-0016 per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:44 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary