PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, OCTOBER 23, 2023 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:30 p.m.

Call to Order

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

ABSENT
Commissioner John Fedorko

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden asked will the city own the lots for items nine and ten. Planning and Development Director Rashad Jackson stated the city will build the infrastructure, but the property is owned by Dallas County, who will then sell the lots to the homebuilders. Chairperson Smith asked if the city has other plans like this elsewhere in the city for items nine and ten. Mr. Jackson stated yes. Commissioner Chapman asked has applicant reached a parking agreement with the neighboring lot for item 11. Ms. Sin stated the applicant claimed he has. Commissioner Madden inquired about the location of the cars being stored. Ms. Sin stated that the applicant is required to provide this information but they will be allowed to store their inventory inside the building.

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 Julia Perez
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner John Fedorko

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 Gonzalez to close the public hearing and approve items one through four. The motion carried unanimously.

1. Approval of Minutes of the October 9, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-09-0051 - Final Plat - Hanover Southgate, Final Plat for a new 303-unit multi-family apartments on 10.007 acres. Lot 4R, Block A, Hanover Southgate, City of Grand Prairie, Ellis County, Texas, zoned Planned Development (PD-414A), and addressed as 10900 Davis Drive

   Approved on Consent Agenda

3. PLT-23-09-0049 - Replat - Lots 1R1 & 1R2, Block 1, Slink Addition (City Council District 2). Replat of Lots 1R1 & 1R2, Block 1, Slink Addition, creating two commercial lots on 2.41 acres. Lot 1, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Overlay District, and addressed as 1802 S Forum Dr

   Approved on Consent Agenda

4. PLT-23-10-0055 - Preliminary Plat - Mayfield Road Addition (City Council District 2). Preliminary Plat creating seven lots on 71.457 acres. Lot 1 and 2, Block 1, Mayfield Road Retail Addition 1, Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie,

Dallas County, Texas, zoned PD-294 and PD-436, within the SH 161 Corridor Overlay District, and addressed as 1000 Ikea Way, 1015 Ikea Place, and 965 Mayfield Road

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and table items five and six to the P&Z meeting of 11-13-2023 and items seven and eight indefinitely. The motion carried unanimously.

5. 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

6. 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

   Tabled

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

   Tabled

8. ZON-23-08-0029 - Concept Plan - JPI Great SW Parkway (City Council District 4). PD Amendment/Concept Plan - Application for Amendment to PD-30 to adopt a Concept Plan for multi-family apartments with 428 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

   Tabled

PUBLIC HEARING

Planning and Development Director Rashad Jackson stated the following cases nine and ten would be presented together.

9. CPA-23-10-0021 - Comprehensive Plan Amendment - Single Family Development (City Council District 5). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street

10. ZON-23-10-0037 - Zoning Change/Concept Plan - Single Family Development (City Council District 5). Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St

Planning and Development Director Rashad Jackson presented the case report for item nine and gave a power point presentation. He stated the purpose of the request is to change the Future Land Use Map from Commercial, Retail, Office to Low Density Residential to allow for the development of 10 single family detached units (for sale units). The project is a joint effort between the City of Grand Prairie and Dallas County. This request is accompanied by a zone change request for the project (Case Number ZON-23-10-0037. The Development Review Committee (DRC) recommends approval.

Planning and Development Director Rashad Jackson presented the case report for item ten and gave a power point presentation. He stated the purpose of the request is to rezone 2.47 acres from a General Retail (GR) district to Planned Development District for Single Family to allow for the development of 10 single family detached units (for sale units). The project is a joint effort between the City of Grand Prairie and Dallas County.

The applicant is requesting the following variances.

1. *Minimum Lot Area – Requesting a variance to the Appendix W minimum lot area of 7,800 sq. ft. – 8,999 sq. ft. for a maximum of 70% of the total lots and a minimum of 9,000 sq. ft. for at least 30% of the total lots to allow a minimum lot area of 7,500 sq. ft. for all lots.*
2. *Minimum Lot Width & Depth – Request to vary from the standard SF-6 lot width & depth for lots along the cul-de-sac area only.*
3. *Garage Type – Requesting a variance to the garage requirements in Appendix W to allow front-entry garages. Garage door enhancements are proposed as a compensatory measure. The front entry garage will assist with minimizing cost for the attainable housing development.*
4. *Maximum Height – Requesting a variance to the height requirement of 25' for SF-6 to allow for a max height of 30' for single family homes in the PD. This will allow for greater vertical articulation if needed.*

5. *Entry Screening Wall – Requesting a variance from the masonry entry wall requirement. Staff finds that the addition of a masonry wall along SW 3rd would not look consistent with the abutting subdivisions.*

The Development Review Committee (DRC) recommends approval.

Chairperson Smith commended the city for this project.

Motion made by Commissioner Ramirez, Seconded by Commissioner Coca to close the public hearing and approve items nine and ten. The motion carried unanimously.

11. SUP-23-09-0038 - Specific Use Permit - Convenience Store at 809 & 811 W Jefferson (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd

Senior Planner June Sine presented the case report and gave a power point presentation. She stated the applicant intends to operate a convenience store without gas sales from an existing building on 0.18 acres, located at 809 & 811 W Jefferson Rd. A convenience store without gas sales requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 variances.

1. *Parking Reduction: The applicant is requesting a reduction of parking spaces to allow four existing spaces to be shared by all tenants at the existing building.*

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

1. *The applicant shall comply with all state regulations and local ordinances for food services establishment.*
2. *Smoking is prohibited inside the establishment.*
3. *Eight-liner gaming machines shall be prohibited.*
4. *The applicant shall file a shared parking agreement with adjacent property owners; or shall provide a minimum of two paved employee parking spaces behind the building. These spaces shall be served by a paved driveway per the Unified Development Code (UDC).*

Commissioner Madden asked will the applicant need to provide proof of a parking agreement with the neighboring business prior to a CO (Certificate of Occupancy) approval. Ms. Sin stated yes.

Kaushal Rana 809 W Jefferson St Grand Prairie TX., stepped forward representing the case. Chairperson Smith asked if they have reached a parking agreement with the neighboring business. Mr. Rana stated he is currently working on it.

Motion made by Commissioner Ramirez, Seconded by Commissioner Madden to close the public hearing and approve item SUP-23-09-0038 per staff recommendations. The motion carried unanimously.

12. SUP-23-05-0016 - Specific Use Permit - Kroger Fuel Addition (City Council District 3). Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of the request is approval for a Specific Use Permit/Site Plan for Kroger to add a fuel canopy to an existing 53,800 sq. ft store on the same lot. The proposal includes a fuel canopy, four fuel stations, and a 178 sq. ft. kiosk along E Pioneer Pkwy. The Unified Development Code requires a Specific Use Permit for Large Retail with Gas Sales. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 following variance is requested:

1. *Parking Reduction - The applicant is requesting to allow the parking spaces at fuel stations to count toward required parking.*

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

1. *The applicant shall obtain permits from TxDOT before any modification of the existing driveway per Transportation Department requirements.*

Commissioner Madden inquired about distance requirements from schools and residential areas. Ms. Sin stated there isn't a requirment.

Jason Hatwig – CEI Engineering 1263 W Northridge Fresno CA., stepped forward representing the case.

Richard Binkley 751 Freeport Pkwy Coppell TX., noted support and available for questions.

Motion made by Commissioner Perez, Seconded by Commissioner Ramirez to close the public hearing and approve item SUP-23-05-0016 per staff recommendations. The motion carried unanimously.

13. SUP-23-09-0035 - Specific Use Permit - Omega Auto Sales (City Council District 5). Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main St

Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to obtain approval of a Specific Use Permit authorizing Auto Sales (Wholesale) land use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for Auto Sales (Wholesale) use when located within a property zoned Commercial (C). 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 not requesting any variances. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Ramirez, Seconded by Commissioner Gonzalez to close the public hearing and approve item SUP-23-09-0035. The motion carried unanimously.

14. SUP-23-09-0034 - Specific Use Permit - Fiesta Parties and Events (City Council District 6). Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to operate a special event center in a lease space in an existing commercial building at 1700 W Polo Road. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC). 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 so as to eliminate such probable negative consequences. The applicant is not requesting any variances.

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

1. *The special event center must close by 10:00 p.m.*
2. *Operations shall comply with Section 4.14 of the UDC.*

Sonia Resendez 3241 Maberry Ct Grand Prairie TX., stepped forward representing the case. She stated predominantly they would be hosting children's parties but are requesting allowance of any other family friendly events. She will have safety measures in place for the kids along with security onsite when hosting events with alcohol.

Chairperson Smith asked will staff be always onsite. Mrs. Resendez stated yes, it will be either her or her partner.

Christine James 3806 Park Valley Ct Arlington TX., stepped forward in support of this request.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item SUP-23-09-0034 per staff recommendations. The motion carried unanimously.

15. SUP-23-09-0039 - Specific Use Permit - Auto Dealer (Internet Only) at 925 W Jefferson (City Council District 1). Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate internet-only auto sales associated with the existing Kwik Kar on the same lot. Per Article 30 of the Unified Development Code, internet-only auto dealers, other than make-ready, must be approved individually per the use charts. Online auto dealers may sell vehicles primarily over the Internet to individual customers through a virtual storefront. No outdoor display of cars or sale of cars in inventory is permitted. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 not requesting any variances.

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

1. *Any outdoor display of cars for sale or car inventory is prohibited.*
2. *Any vehicle rentals are prohibited, and any vehicle rental operation shall ease immediately upon approval of this SUP.*
3. *All other operational requirements in the existing SUP-828 shall apply except for the prohibition of auto sales under Section II.2.*
4. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*
5. *A dumpster enclosure shall be provided per Environmental Services requirements.*

Arfan Alshawa 925 W Jefferson St Grand Prairie TX., stepped forward representing the case.

Commissioner Madden asked where the cars will be stored. Mr. Alshawa indicated on the map provided. Mrs. Madden asked will the Kwik Kar customers be able to see the inventory while getting their car serviced. Mr. Alshawa stated no.

Motion made by Commissioner Perez, Seconded by Commissioner Okoli to close the public hearing and approve item SUP-23-09-0039 per staff recommendations. The motion carried unanimously.

16. ZON-23-09-0032 - Zoning Change/Concept Plan - Mira Lagos PD Amendment (City Council District 6). PD Amendment to allow front entry garages at Mira Lagos Subdivision consisting of 98 residential lots on 42.7 acres. Lots 1X-40, Block A, Lots 1X-25X Block 2, Lots 1X-22X, Block 3, and Lots 1X-22X, Block 4, Mira Lagos Addition, City of Grand Prairie, Dallas & Tarrant County, Texas, zoned PD-384, within the Lake Ridge Overlay District, and generally located to the south of Hanger Lowe Rd and to the east of Costal Blvd

    Planner Brittany Musser presented the case report and gave a power point presentation. She stated the purpose of this request is to amend the residential garage standards for the single-family detached lots located in Tract 1A and 1B of Planned Development District-384 (PD-384). PD-384 is subject to the Appendix W development standards of the Unified Development Code (UDC), which discourages front facing garages. The proposed amendment would allow for front facing garages on up to 65% of the 98 lots.

    The applicant is requesting the following variance for the single-family detached portion of the development.

    1. *Garage Type – The applicant is requesting a variance to the garage requirements in Appendix W to allow front-entry garages for 65% of residential lots within the subdivision.*

    The Developmental Review Committee (DRC) recommends approval.

    Terrance Jobe 320 Hawkins Run Midlothian TX., stepped forward representing the case.

    Commissioner Madden asked why they are requesting the amendment. Mr. Jode stated that it is customer driven.

    Motion made by Commissioner Coca, Seconded by Commissioner Gonzalez to close the public hearing and approve item ZON-23-09-0032 per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:26 p.m.

Cheryl Smith, Chairperson

ATTEST:



John Fedorko, Secretary