PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, OCTOBER 09, 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 John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner CJ Ramirez
Commissioner Christopher Okoli

ABSENT
Commissioner Tai Jones-Chapman
Commissioner Frank Gonzalez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith inquired about a TIA (Traffic Impact Analysis) for items six and seven. Transportation Planner Brett Huntsman stated this development didn't meet the threshold for a TIA.

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 John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden

Commissioner CJ Ramirez
Commissioner Christopher Okoli

ABSENT
Commissioner Tai Jones-Chapman
Commissioner Frank Gonzalez

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

1. Approval of Minutes of the September 25, 2023 P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Fedorko to close the public hearing and table items two and three to the next P&Z meeting of 10/23/2023. The motion carried unanimously.

2. 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

3. 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

PUBLIC HEARING

4. ZON-23-08-0030 - Zoning Change - 901 and 905 Hill Street (City Council District 5). Zoning Change from Office (O) to Single-Family Six (SF-6) on 0.38 acres. Lots 1 & 2, Block 213, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Office (O) District, and addressed as 901 and 905 Hill Street

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow for the sale of these two lots as single family zoned lots. The property is currently zoned Office District, which does not allow single-family residential use. The applicant is not requesting any variances at this time. The Development Review Committee (DRC) recommends approval.

   Donna Koepke- Realtor 1114 W Tarrant Rd. Grand Prairie TX., noted support of this request and available to answer any questions.

   Motion made by Commissioner Ramirez, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-08-0030. The motion carried unanimously.

5. CPA-23-09-0018 - Comprehensive Plan Amendment - Lakesong (City Council District 6 and Grand Prairie ETJ). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial Retail Office on 1,201 acres to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential. Four parcels located within the City of Grand Prairie Extra-Territorial Jurisdiction, generally located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas identified by Ellis County Property IDs of 294666, 294715, 190594, and 297164, with approximate addresses of 5191 Hwy 287, Midlothian, Texas and 5101 HWY 287, Midlothian, Texas

   Planning and Development Director Rashad Jackson presented the case report and gave a power point presentation. He stated The purpose of this request is to change the Future Land Use Map (FLUM) to reflect the land uses shown on the approved Developer Agreement for Lakesong Development. 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. On September 19, 2023, City Council approved a resolution authorizing the execution of a Developer Agreement for the Lakesong Planned Development. This agreement was executed on September 20, 2023. Lakesong Development is a 1,200-acre development, the majority of which is located in the City's Extraterritorial Jurisdiction. The development includes approximately 37 acres of mixed use development with at least 20% devoted to non-residential uses, 65 acres of urban residential, 620 acres of medium residential, 50 acres of estate residential, and 330 acres of open space or parks with a connected public trail system. The residential development will include a mixture of housing types and densities. The Development Review Committee (DRC) recommends approval.

   Casey Stevenson 8200 Douglas Dallas TX., noted support of this request and available to answer any questions.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item CPA-23-09-0018. The motion carried unanimously.

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

6. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive

7. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive

   Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the applicant wishes to rezone the subject parcel from Agriculture (A) to a Planned Development to allow 205 build-to-rent townhomes on one lot. This request is for a change from Low Density Residential to Medium Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed hybrid housing development. Low Density Residential designation is intended for a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between zero and six dwelling units per acre. The following are policies to guide low density areas:

   - *They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas.*
   - *Subdivisions should be accessible to collector and arterial streets but should directly access only local streets.*
   - *They should not be directly accessible to major arterials and freeways without adequate buffering and access management.*

   Medium Density Residential designation is intended for single-family residential neighborhoods at densities between six and 12 dwelling units per acre. Medium density residential types take the form of townhomes, duplexes, and patio homes. Medium density residential can be used as a transitional use between low density areas and higher intensity uses, such as commercial, retail, and industrial activity. The following are policies to guide medium density areas:

   - *They can serve as a transitional use between low density residential and high density residential uses.*
   - *Subdivisions should be accessible to collector and arterial streets but should directly access only local street.*

- *They should not be directly accessible to major arterials and freeways without adequate buffering and access management.*

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan. Staff is unable to support the development because it is inconsistent with the Future Land Use Map (FLUM). The request does not align with the Low Density Residential designation of 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.

Senior Planner June Sin presented the case report for item seven and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from Agriculture (A) to a Planned Development to allow 205 build-to-rent townhomes on one lot.

The applicant is requesting the following variances:

1. *Minimum Living Area: The UDC requires min. living area to be 1,150 sq. ft. The proposal requests a min. living area to be 1,000 sq. ft.*
2. *Percentage of Larger Units: The UDC requires 70% of the units to have a min. 1,300 sq. ft. of living area. The proposal provided 50% of the units with min. 1,300 sq. ft. of living area.*
3. *Garage Parking: The UDC requires 2 garage parking for townhomes with more than 2 bedrooms. The proposal provided 136 garage parking spaces for 205 units.*

Staff is unable to support the development because it is inconsistent with the Future Land Use Map (FLUM). The request does not align with the Low Density Residential designation of 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.

Eric Little 5618 Vanderbilt Ave Dallas TX., stepped forward representing the case and presented a power point presentation.

Commissioner Madden asked if this development is age restricted. Mr. Little stated that it is age targeted from low 30's to empty nesters. Mrs. Madden asked for rental rates. Mr. Little stated close to $3,000/monthly. Mrs. Madden asked if there will be on-site management. Mr. Little stated yes. Chairperson Smith stated concern with the number of letters of opposition.

Steve Dellinger 4121 FM 661 Midlothian TX., stepped forward in support of this request.

Jason Kaiser – Engineer 13455 Noel Rd Ste 700 Dallas TX., noted support of this request and available to answer any questions.

Motion made by Commissioner Coca, Seconded by Commissioner Fedorko to close the public hearing and deny items CPA-23-07-0014 and ZON-23-07-0028. The motion carried 6-1 with Ramirez in opposition.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:12 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary