# PLANNING AND ZONING COMMISSION MEETING
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**
**MONDAY, JANUARY 08, 2024 AT 5:30 PM**

# MINUTES

## BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

### Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca (entered meeting at 5:45 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli (entered meeting at 5:35 p.m.)
Commissioner Tai Jones-Chapman

ABSENT
Commissioner CJ Ramirez

## EXECUTIVE SESSION

*There was no closed session.*

### Agenda Review

*Staff briefed commissioners on cases. Commissioners discussed what would it mean to approve a straight zoning change for item ten.*

## 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 Frank Gonzalez

Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner CJ Ramirez

**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 items one through five. The motion unanimously.*

1. Approval of Minutes of the December 11, 2023 P&Z meeting

   **Approved on Consent Agenda**

2. PLT-23-11-0064- Final Plat - Lot 1, Block A, QuikTrip No. 1929 (City Council District 2). Final Plat creating one non-residential lot on 2.0092 acres. Tract 6, Benjamin F Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the I 20 Corridor Overlay District, and addressed as 4005 S Belt Line Rd

   **Approved on Consent Agenda**

3. PLT-23-10-0057 - Final Plat - Jefferson at Loyd Park - Phase 2 (City Council District 4). Final Plat of Lot 1, Block 3, Jefferson at Loyd Park Addition, creating one multi-family residential lot on 14.13 acres. Multiple parcels within the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, Zoned PD-431, within the SH-360 Corridor Overlay, with a tentative address of 7112 S Hwy 360

   **Approved on Consent Agenda**

4. PLT-23-11-0067 - Replat - Lot 2R, Block 1, JAI Addition (City Council District 4). Final Plat creating one commercial lot on 2.60 acres. Lots 2 & 3, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas and addressed as 2800 W Camp Wisdom Rd and 5131 Lynn Rd

   **Approved on Consent Agenda**

5. PLT-23-10-0063 – Residential Replat - Dalworth Park Addition (City Council District 1). Residential Replat of Lot 3-R1, Block 132, Dalworth Park Addition, creating one residential lot on 0.144 acres. A portion of Lot 3, Block 132, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, within the SH 161 Corridor Overlay District, and addressed as 609 SW 14th Street

   **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 item six to the next P&Z meeting 01-22-2024. The motion unanimously.*

6. SUP-23-06-0020 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with a total of 229 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

   **Tabled**

## PUBLIC HEARING

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

7. CPA-23-11-0024 - Comprehensive Plan Amendment - Dina Estates Townhomes (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 & 1100 N Hwy 161

8. ZON-23-10-0036 - Zoning Change/Concept Plan - Dina Estates Townhomes (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161

   *Senior Planner June Sin presented the case report for item seven and gave a power point presentation. She stated the applicant is proposing to rezone the subject parcels to be able to construct 14 townhomes on 2.004 acres. The purpose of this request is to change the Future Land Use Map (FLUM) designation from Commercial/Retail/Office to Medium Density Residential to align with the proposed zone change. Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that the townhouses are allowed per the existing zoning. 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.*

   *Senior Planner June Sin presented the case report for item eight and gave a power point presentation. She stated The applicant wishes to rezone the subject parcels from Multi Family-One (MF-1) District to a Planned Development with base zoning of Single Family-Townhouse (SF-T) District to allow the construction of 14 townhouses.*

   *The applicant is requesting the following variances.*

1. *Minimum Lot Depth – The applicant is requesting a variance to the minimum lot depth of 80 ft. required by UDC to allow a minimum lot width of 52 feet for four units along the south property line.*
2. *Minimum Side Yard on Street – The applicant is requesting a variance to the minimum side yard on the street of 15 feet to allow a minimum of 10 feet for two units along the proposed street.*
3. *Guest Parking – The applicant is requesting a variance to the guest parking requirements in UDC to allow two parallel guest parking.*

*The Development Review Committee (DRC) recommends approval. The proposed development is consistent with the existing zoning.*

*Commissioner Madden asked will on-street parking be allowed. Ms. June stated yes and indicated on the map provided.*

*Motion made by Commissioner Ramirez, Seconded by Commissioner Coca to close the public hearing and approve items seven and eight. The motion unanimously.*

**Planner Brittany Musser stated the following cases nine and ten would be presented together.**

9. CPA-23-11-0026 - Comprehensive Plan Amendment – 2020 Dalworth St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Light Industrial on 0.21 acres. Lot 36A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 2020 Dalworth Street

10. ZON-23-11-0042 - Zoning Change – 2020 Dalworth St (City Council District 5). Zoning Change from General Retail (GR) to Heavy Commercial (HC) on 0.21 acres. Lot 36A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 2020 Dalworth Street

*Planner Brittany Musser presented the case report for item nine and gave a power point presentation. She the applicant is proposing to rezone the property so they can pursue a Specific Use Permit amendment to add Auto Dealer (Non-Franchised Used) and Auto Body Shop uses to their existing Specific Use Permit which currently allows for Auto Repair. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change. Staff is unable to recommend approval of this request since the light industrial use is inconsistent with the FLUM and surrounding land use. 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.*

*Planner Britany Musser presented the case report for item ten and gave a power point presentation. She the applicant is requesting a zoning change so they can pursue a Specific Use Permit amendment to add Auto Dealer (Non-Franchised Used) and Auto Body Shop uses to their existing Specific Use Permit, which currently allows for Auto Repair. The property is*

*currently zoned General Retail District, which does not allow for Auto Dealer (Non-Franchised Used). The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the industrial classified land use is inconsistent with the FLUM and surrounding land uses. 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.*

*Commissioners discussed what types of businesses would be allowed by right if this zoning request would be approved and how it would affect the surrounding single-family residential homes.*

*Motion made by Commissioner Ramirez, Seconded by Commissioner Perez to close the public hearing and deny items nine and ten. The motion unanimously.*

**Planner Salvador Gonzalez stated the following cases eleven and twelve would be presented together.**

11. CPA-23-11-0027 - Comprehensive Plan Amendment – 321 NW 15th St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.14 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial District, and addressed as 321 NW 15th St

12. ZON-23-11-0040 - Zoning Change - 321 NW 15th St (City Council District 5). Zoning Change from General Retail (GR) to Single-Family Six (SF-6) on 0.14 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 319 & 321 NW 15th Street

*Planner Salvador Gonzalez presented the case report for item eleven and gave a power point presentation. He stated the applicant is proposing to rezone the property to be able to construct a single-family home on 0.14 acres. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM. However, the proposed zoning matches the predominant land use of the area. 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.*

*Planner Brittany Musser presented the case report for item twelve and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned General Retail District, which does not allow single-family residential use. The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use. However, it matches the predominant land use of the area. 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.*

*Motion made by Commissioner Ramirez, Seconded by Commissioner Gonzalez to close the public hearing and approve items eleven and twelve. The motion unanimously.*

13. ZON-23-11-0043 - Zoning Change – 2033 Galveston St (City Council District 1). Zoning Change from Planned Development-146 (PD-146) to Single Family-Six (SF-6) on 0.25 acres. A portion of Lot 9 and Lot 10, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-146 (PD-146) District, within the SH 161 Corridor Overlay District, and addressed as 2033 Galveston 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 the construction of a single-family residence. The property is currently zoned PD-146 with a base zoning of Commercial, 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.*

    *Motion made by Commissioner Fedorko, Seconded by Commissioner Perez to close the public hearing and approve item ZON-23-11-0043. The motion unanimously.*

**ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:03 p.m.*

*Cheryl Smith, Chairperson*

*ATTEST:*

*John Fedorko, Secretary*