CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, May 12, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:46 p.m.)
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Vice- Chairperson John Fedorko
Commissioner Angela Luckey-Vaughn

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed the 30-day process approval procedure for item three. Commissioner Madden asked if staff is aware of the applicant's intentions for the lot for item nine and ten. Ms. Ware stated no but provided commissioners with examples of what is allowed under a Light Industrial zoning district.

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

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

ABSENT
Vice- Chairperson John Fedorko
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 Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the April 28, 2025, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-12-0046 - Final Plat – Lots 4R1, 4R2, and 4R3, Block 1, Slink Addition (City Council District 2). Replat of Lot 4, Block 1, Slink Addition, creating three lots on 8.272 acres. Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and addressed as 3705 S Hwy 161

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-25-04-0013 – Site Plan - TMI Sports Med ASC (City Council District 6). Site Plan for a 16,300 sq. ft. ambulatory surgical center on 5.73 acres. 5.73 acres out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-332A and generally located to the south of Double Oak Av and west of Heritage Pkwy.

   Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to construct a 16,300 sq. ft. ambulatory surgical center on 5.73 acres. Site Plan approval is required because the property is within a planned development district. At this time, the applicant has not requested any variances. The applicant selected the 30-day process for the site plan review, which means that the site plan request must be before the Planning and Zoning Commission within 30 days of the application

submittal according to state law. The 30-day process does not allow time for any comments or revisions. The recommended conditions below are intended to ensure that the project meets all applicable requirements and address any deficiencies in the application submittal.

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

1. *The applicant shall revise the Site Plan, Landscape Plan, Building Elevations, and Appendix F Checklist to incorporate the following conditions of approval. The applicant shall provide the updated plans to staff no later than 5:00 PM on May 23, 2025, so staff has adequate time to review the plans in advance of the June 3, 2025, City Council meeting.*
2. *The applicant shall add Case Number STP-25-04-0013 to each page.*
3. *A 40-foot clear space shall be provided at the dumpster enclosure screening doors per the Commercial Garage Collection and Container Requirements design manual published by the Public Health and Environmental Quality (PHEQ).*
4. *The dumpster enclosure shall meet the specifications contained in Appendix V of the UDC.*
5. *The proposed mechanical yard shall be screened in accordance with Appendix F of the UDC which includes planting screens capable of achieving a mature height of at least six feet, a wall at least six feet high using similar materials to the primary building, or a combination of the two. The proposed screening shall be identified on the Site Plan and Landscape Plan.*
6. *The applicant shall add the dimensions of the proposed driveways, and the dimensions shall meet the minimum requirements of 30 ft. width and 35 ft. radius per Article 23, Section 23.10.8 of the UDC.*
7. *The applicant shall provide curb ramps at all new driveways per Article 12, Section 12.26.4 of the UDC.*
8. *The applicant shall provide 50 ft. right-of-way dedication for future Heritage Pkwy as required by Article 12, Section 12.19.5 of the UDC.*
9. *The applicant shall provide a table summarizing the total surface area of all facades and the percentage tabulations for all exterior wall materials as required by Appendix F of the UDC.*
10. *The applicant shall provide a table summarizing the total windows provided for the primary facade and overall building to prove compliance with the windows requirement for the primary facade and overall building per Appendix F of the UDC.*
11. *The applicant shall provide a table summarizing the total length of covered walkways, awnings, canopies, or porticos to prove compliance with the requirement for covered walkways, awnings, canopies, or porticos per Appendix F of the UDC.*
12. *The applicant shall remove all signage from the Site Plan and Landscape Plan as signs are not reviewed with the Site Plan.*
13. *The applicant shall provide a plant list of the required shrubs including the name, container gallon, if the plant is drought tolerant, and if the plant is pollinator friendly. The number of shrubs provided on site shall meet the minimum requirements as summarized in Table 4 of this staff report.*

14. *The caliper inches of the ornamental trees shall be increased to 3 caliper inches to count towards the required trees.*
15. *The applicant shall provide additional trees to meet the minimum requirements.*
16. *The applicant may propose an artificial lot to exclude the 150 ft. TESCO easement from the landscape calculations as allowed by Article 8, Section 8.5.1.B of the UDC.*

Thomas Hubert 5229 Hunters Ridge Rd #812 Fort Worth TX., stepped forward representing the case. He stated that they are aware of the Appendix F guidelines, and they do have some constraints with the gas line on the property, but they will work with staff to address conditions. Chris Schnitger 406 Fountainside Dr Euless Tx., stepped forward representing the case.

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

PUBLIC HEARING

4. SUP-25-01-0002 - Specific Use Permit - Convenience Store at 203 N Belt Line Rd (City Council District 5). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 0.73 acres. Lot 1, Block 1, KP Star Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 203 N Belt Line Rd, Suite 200

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a 1,105 sq. ft. convenience store without gas sales in an existing commercial lease space located at 203 N Belt Line Rd. A convenience store without gas sales requires a Specific Use Permit. The Development Review Committee (DRC) recommended approval.

   Kunal Gulati 203 N Belt Line Rd, Grand Prairie TX., stepped forward representing the case.

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

5. SUP-24-11-0047 - Specific Use Permit - EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a 2,046 sq. ft. convenience store without gas sales in an existing commercial lease space located at 688 W Pioneer Pkwy. A convenience store without gas sales requires a Specific Use Permit.

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

1. *Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.*

Commissioner Medina questioned the restriction of outside display. Ms. Sin stated the city doesn't want a lot of items displayed outside because it can grow to uncontrollable displays.

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

Assistant Director Savannah Ware stated the following cases six and seven would be presented together.

6. CPA-25-03-0006 - Comprehensive Plan Amendment - Single Family Development (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St

7. ZON-25-03-0008 - Zoning Change - 2005, 2009 & 2013 W Jefferson (City Council District 1). Zoning Change from Commercial (C) to Single Family-Six (SF-6) on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St

Assistant Director Savannah Ware presented the case report for item six and gave a power point presentation. She stated the purpose of this request is to change the Future Land Use Map (FLUM) from Commercial/Retail/Office to Low Density Residential to accommodate a proposed change of the property's zoning. The applicant has a concurrent application requesting a zoning change from Commercial to Single Family-Six. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Assistant Director Savannah Ware presented the case report for item seven and gave a power point presentation. She stated the purpose of this request is to change the zoning of the property from Commercial to Single Family-Six to allow the property to be developed for single family residential use. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Terry Banks 2326 Mystic Shore Dr Cedar Hil TX., stepped forward representing the case. Chairperson Smith asked if he reached out to the community. Mr. Banks stated no but he could do so.

Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and deny items six and seven. The motion carried 6-1 with Commissioner Medina in opposition.

8. SUP-25-02-0011 - Specific Use Permit/Site Plan - Hawaiian Bros at 1210 Arkansas (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres. Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a drive-through restaurant on 1.15 acres for Hawaiian Bros. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP).

   The applicant requested the following variances:

   1. *Number of Parking Spaces – Variance to the maximum allowed parking space of 12 to allow 15 parking spaces.*
   2. *Windows on South Facade – Variance to the requirement that windows account for 30% of the south facade to allow the building to be constructed with 16% windows.*
   3. *Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades, to allow the building to be constructed with windows that account for 38% of all facades.*

   The Development Review Committee (DRC) recommends approval.

   Josh Beliak 4809 Cole Ave Ste 300 Dallas TX., stepped forward representing the case.

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

Assistant Director Savannah Ware stated the following cases mine and ten would be presented together.

9. CPA-25-01-0001 - Comprehensive Plan Amendment - Light Industrial at 2901 W Warrior Trl (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl

10. ZON-24-12-0031 – Zoning Change - Light Industrial at 2901 W Warrior Trl (City Council District 2). Zoning Change from PD-58 for Office and Warehouse Uses to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl

Assistant Director Savannah Ware presented the case report for item nine and gave a power point presentation. She stated the purpose of this request is to change the Future Land Use Map (FLUM) from Commercial/Retail/Office to Light Industrial to accommodate a proposed change in the property's zoning. The applicant has a concurrent application requesting a zoning change from PD-58 to Light Industrial. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Assistant Director Savannah Ware presented the case report for item ten and gave a power point presentation. She stated the purpose of this request is to change the zoning of the property from PD-58 for Office and Warehouse Uses to Light Industrial to allow the applicant to develop the property under the Light Industrial zoning district regulations. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Commissioner Gonzalez asked if there is a proposed tenant. Ms. Ware stated they didn't provide any specific plans with this application and they can develop any of the uses allowed under the Light Industrial zoning district.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and deny items nine and ten per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:15 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary