CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, September 23, 2024 **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
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed site violations and noise concerns to the adjacent neighborhood for item three.

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
Vice- Chairperson John Fedorko

Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman

Commissioner Madden 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 Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the September 9, 2024, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-24-07-0029 - Site Plan – The Foundry Apartments Phase 2 (City Council District 2). Site Plan for a multi-family development with 334 units on 11.01 acres. 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

   Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant wishes to construct a multi-family development with 334 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping, screening, and tree mitigation requirements, and architectural design for special districts. In addition, UDC's Appendix W, Residential Development Standards addresses architectural and amenity requirements to encourage high standards that provide a quality residential development with a long lifespan.

   The following variances are requested:

1. *Perimeter Fence and Gated Entry – Section 3 (II)(B) of Appendix W requires that multi-family developments contain security gates at all entrances to the complex. The proposal does not include security gates to the complex.*
2. *Screening Fence adjacent to Single Family Residential – Section 8.9.4 of Article 8 requires all multi-family developments to provide a masonry screening wall on property lines adjacent to properties zoned for single-family townhome residential use. The proposal does not include a masonry screening wall.*
3. *Screening Fence adjacent to Non-Residential – Section 8.9.4 of Article 8 requires all multi-family developments to provide a wrought-iron fence on property lines adjacent to properties zoned for non-residential uses. The proposal does not include a wrought-iron fence.*

The Development Review Committee (DRC) has no objections to the requested variances and recommends approval. Staff notes that the prior phase of this multi-family development received the requested variances as part of that approval.

Jordan Snyder 1845 Woodall Rodgers Ste 1160 Dallas Tx., stepped forward representing the case. Clint Nolen 1845 Woodall Rodgers Ste 1160 Dallas Tx., stepped forward representing the case.

Motion made by Commissioner Madden, Seconded by Commissioner Fedorko to close the public hearing and approve item STP-24-07-0029 per staff recommendations. The motion carried unanimously.

3. STP-24-08-0034 - Site Plan Amendment – Flex-N-Gate Accessory Structure (City Council District 4). Site Plan Amendment for an existing industrial development 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

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to add a 7,500 sq. ft. accessory storage building to an existing 28.33 acre industrial site. The applicant intends to relocate racks being stored outside into the new accessory structure. No changes are proposed to the primary building or the approved landscape plan.

The following variance is requested:

1. *Building Material – Appendix X requires that accessory structures that are visible from public or private streets shall meet the standards of a primary facade. The proposed building elevations do not meet the standards of a primary facade, which requires masonry construction and three design elements such as accent materials, projecting cornice, and articulation. The applicant is requesting a variance to allow a metal structure with steel beams.*

The Development Review Committee (DRC) recommends approval.

General Manager of Flex-N-Gate, Donald Cumming 2150 Bardin Rd. Grand Prairie Tx., stepped forward representing the case. Commissioner Madden asked what activities has been made to remove the outside storage after the SUP denial. Mr. Cumming stated they have changed their exterior operating pattern, all of the racks on the southeast corner of Bardin and Matthew have been removed and in the process of making an operating pattern change from moving to the north side of the building and a local supplier will be taking the on end inventory and they will have less day on hand at this facility, which will remove the need for the racks out back.

Debbie Johnston 1651 Ernie Ln. Grand Prairie Tx., stepped forward in opposition of this request. She provided the commissioners with pictures of the outside storage.

Gray Chandler 1626 Ernie Ln. Grand Prairie Tx., stepped forward in opposition of this request. He asked the commissioners to table this item until the applicant can figure out the outside storage.

Code Manager Chad McGowan stepped forward stating that shortly after the SUP for outside storage was denied staff met with Mr. Cummings and other representatives of Flex-N-Gate and came up with a plan. One citation was given to them back in the spring, but they are making progress towards getting into compliance.

Commissioner Fedorko asked the applicant if by constructing the 7,500 sq ft building would it eliminate the outside storage located at the southeast corner. Mr. Cumming stated that is correct.

Motion made by Commissioner Madden, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item STP-24-08-0034 with the condition that they meet appendix X requirement. The motion carried unanimously.

PUBLIC HEARING

4. SUP-24-08-0032 - Specific Use Permit - LaundroLab at 401 E Pioneer Pkwy (City Council District 3). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space at Plaza 303 on 8.27 acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 401 E Pioneer Pkwy

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a 3,850 sq. ft. self-serve laundromat in a commercial lease space at 401 E Pioneer Parkway. A self-serve laundromat requires a Specific Use Permit. The applicant is not requesting any variances. The Development Review Committee (DRC) recommended approval.

Commissioner Luckey-Vaughn asked how many laundromats are located within a one-mile radius. Ms. Sin indicated on the map provided.

Mercedes Trent 401 E Pioneer Pkwy Grand Prairie Tx., stepped forward representing the case.

Motion made by Commissioner Medina, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item SUP-24-08-0032. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:32 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary