CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, April 28, 2025 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko (entered meeting at 6:10 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith stated traffic concerns this development would bring for item two. Transportation Planner Brett Huntsman stated a Traffic Impact Analysis (TIA) was done in 2019 when the site was first being envisioned and they had a 10 year horizon on it. All of the land uses in that study are consistent. Commissioner Madden asked if a retention pond is required for item three. Ms. Sin stated the applicant stated the study submitted on March 11th shows it doesn't but the Civil Engineer from the Engineering Department hasn't reviewed the study, but it will be reviewed prior to City Council. Chairperson Smith noted the large number of warehouses currently in the city and the continuance of them and stated concern about future vacancies the economy might bring for item three. Planning and Development Director Rashad Jackson stated the City of Grand Prairie is a prime location for developers due to it sitting right in the middle of DFW. Commissioner Madden asked if the applicant gave a reason for the exception request for item four. Ms. Ware stated yes, it being cost prohibitive and it would be impactful to the HOA. Chairperson Smith asked staff to summarize the opposition letters for item four. Ms. Ware stated the citizens who submitted opposition letters noted they wanted the masonry wall because it was intended to be a masonry wall, it helps with the noise backed up to an arterial or collector, safety issues and the masonry wall enhances the neighborhood.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:31 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

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

1. Approval of Minutes of the April 14, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-04-0012 - Site Plan - Rise Up Retail at Midtown (City Council District 2). Site Plan for two multi-tenant buildings for retail and restaurant uses within Midtown Development on 2.60 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3731 S Hwy 161

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two multi-tenant buildings for speculative retail and restaurant tenants on 2.60 acres.

   The applicant requested the following variances:

1. *Maximum Height – The applicant is requesting a variance to exceed the maximum allowed height of 25 ft. to allow a height of 26 ft.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow the building to be constructed with windows that account for 40% on Lot 1, and with windows that account for 38% on Lot 2.*

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

1. *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).*

Tanner Lloyd 7209 Lavendale Circle stepped forward representing the case.

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

PUBLIC HEARING

3. STP-25-03-0009 - Site Plan - Warehouses at Arkansas (City Council District 2). Site Plan for two industrial warehouses on 10.0 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-459, and addressed as 2801 Arkansas Ln and 2800 S Great Southwest Pkwy

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two office/warehouse buildings on 10.0 acres for speculative tenants. The applicant is not requesting any variances.

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

1. *A drainage impact analysis must be reviewed and approved by the Engineering Department during the Civil Engineering Plan (CEP) review. The drainage impact analysis should show that the project would not create additional flooding or erosion as required by the City's Drainage Design Manual.*
2. *The design and location of driveways must be approved by the Transportation and Mobility Services. The revised design shall comply with the dimensions approved in the concept plan for ZON-24-04-0010, except for the main truck entrance proposed on the S. Great Southwest Parkway.*
3. ~~*The applicant shall provide the required 25 ft. x 25 ft. corner clip at S. Great Southwest Parkway and Arkansas per the Article 23 of the UDC.*~~

Jonathan Tooley 2125 Bardin Rd Grand Prairie TX., stepped forward representing the case and available for questions.

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

4. VCC-25-04-0002 - Fence Exception - Hidden Creek Screening Fence (City Council District 1). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence with masonry columns instead of the required masonry screening wall along Duncan Perry Rd and Avenue H East. The west side of Duncan Perry Rd and the north side of Avenue H East along the Hidden Creek Subdivision, City of Grand Prairie, Tarrant County, Texas

Assistant Director Savannah Ware presented the case and gave a power point presentation. She stated the Hidden Creek Homeowners Association (HOA) is requesting an exception to the requirement for a masonry screening wall along Duncan Perry Rd and Avenue H East. Section 8.10.6 in Article 8 of the UDC states that an exception to the screening fence requirement may be granted by the City Council based on a recommendation from the Planning and Zoning Commission if one or more listed conditions are met. Section 8.10.6(F) states that an exception to the screening fence requirements for single-family development adjacent to designated arterials and collectors may be granted for an alternative fence upon submittal of an approved plan for maintenance of said fence. The HOA's proposal satisfies this condition. The Hidden Creek HOA is proposing to replace the existing masonry wall with a board-on-board cedar fence with a concrete mow strip and to utilize the existing stone columns. As part of their request, the HOA has proposed a maintenance plan for the replacement fence that includes biannual inspection for damage, annual cleaning, periodic clear sealing or staining, repairs as required, and replacement of the fence with a like or superior fence when the fence's conditions necessitate replacement. The HOA has indicated that the wall will need to be replaced within five years and estimates that the cost of replacing the wall with a concrete panel fencing would cost $6,500 per home within the HOA. The HOA is requesting an exception to allow them to proceed with a financially feasible alternative. Approval of this exception will give the HOA the option to replace the existing wall with the proposed wooden fence. The Development Review Committee (DRC) recommends approval.

Brian Crowe 2432 Kingsley Dr Grand Prairie TX., stepped forward representing the case. He stated he is part of the HOA board and has 20 years of institutional knowledge of the wall. From his point of view, the board represents with some knowledge a significant number of homeowners through conversation and face to face meetings that the HOA cannot afford the continuance maintenance of the masonry wall, and the community doesn't have the interest to contribute substantially to the maintenance of the wall. In 20 years, they have committed almost 250k for maintenance. The wall in phase one was built with a manufacturing defect which shortened its life expectancy, and the builder has denied any responsibility for repairs. The community consists of 175 homes and to replace the wall it would cost close to one million dollars. Commissioner Fedorko stated concern if an exception is granted it could set a precedent for other HOA's to request the same exception. Commissioner Gonzalez asked the applicant if the HOA did a survey to get the residents' support. Mr. Crowe stated yes, they created several surveys but didn't receive significant majority. Commissioner Gonzalez then asked do they currently have the funds to cover the cost of the proposed wood fence. Mr. Crowe

stated yes. Juanita Martinez and John Reese 1771 Hidden Brook Dr Grand Prairie TX., stepped forward in opposition of this request. Mrs. Martinez stated safety concerns because she has had cars drive through her fence twice with the masonry wall up. Mr. Reese stated concerns with the future maintenance of the fence. William Anderson 1512 Babbling Brook Dr. Grand Prairie TX., noted opposition to this request. Jennifer Anderson 1512 Babbling Brook Dr. Grand Prairie TX., noted opposition to this request. Antonio Purcell De Ogenio 1612 Babbling Brook Dr Grand Prairie TX., noted support for this request and available for questions. Commissioners discussed the residents' concerns, HOA's position and possible solutions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item four with the condition that for the first one to three years no sealing or staining shall be required. After that, sealing or staining shall occur every two years. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:44 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary