PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 10, 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 Max Coleman
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner CJ Ramirez (entered meeting at 5:36 p.m.)

ABSENT
Secretary Julia Perez
Commissioner Quentin Pete Jr.
Commissioner Frank Gonzalez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith asked if the developer has contacted the neighbors for item seven. Ms. Ware stated no. Chairperson Smith stated concern with the number of apartments in the city and potential traffic on Belt Line Rd for item eight and nine. Commissioner Madden asked would the fence obstruct the view of any vehicles if not pushed back 25 ft. for item 10. Ms. Ware stated yes.

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 Max Coleman
Commissioner John Fedorko

Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Quentin Pete Jr. (entered meeting at 6:59 p.m.)
Commissioner CJ Ramirez

ABSENT
Secretary Julia Perez
Commissioner Frank Gonzalez

Commissioner Coca 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 Coleman, Seconded by Commissioner Madden to close the public hearing and approve items one through six. The motion carried 6-0.

1. Approval of Minutes of the March 27, 2023, P&Z meeting

   Approved on Consent Agenda

2. PLT-23-01-0004 - Final Plat – Amavi Grand Prairie (City Council District 2). Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd

   Approved on Consent Agenda

3. PLT-23-02-0019 – Final Plat - Lots 1 & 2, Block 1, Young Addition (City Council District 6). Final Plat of Lots 1 & 2, Block 1, Young Addition, creating two residential lots on 12.024 acres. A 12.027-acre tract out of Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District, and addressed as 4138 Robinson Road

   Approved on Consent Agenda

4. PLT-22-11-0109 - Preliminary Plat - Jefferson at Loyd Park Phase 2 (City Council District 4). Preliminary Plat for Jefferson at Loyd Park, Lot 1, Block 3, creating one lot on 14.1294 acres. A tract of land out of the James H. Hughes Survey, Abstract No. 732 and Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, zoned PD-431, and generally located south of Prairie Waters Dr and east of SH-360

   Approved on Consent Agenda

5. PLT-23-02-0015 – Final Plat – Lot 1, Block A, Black Bear Addition (City Council District 2). Final Plat of Lot 1, Block A, Black Bear Addition, creating one commercial lot on 1.347 acres. A 0.81-acre tract out of Charles D. Ball Survey, Abstract No. 197, and A 0.56-acre tract out of Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned PD-29, within the I-20 Corridor Overlay District, and tentatively addressed as 2404 W IH-20

   Approved on Consent Agenda

6. PLT-23-02-0015 – Replat – Lot 3R-2R, Block 1, The Sutherland Addition (City Council District 2). Replat of Lot 3R-2R, Block 1 of The Sutherland to record easements for a commercial lot on 12.482 acres. Lot 3R-2, Block 1, The Sutherland, City of Grand Prairie, Dallas County, Texas, zoned PD-424, within the SH 161 Corridor Overlay District, and addressed as 3720 S Hwy 161

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

7. STP-22-11-0058 - Site Plan - Jefferson at Loyd Park Phase 2 (City Council District 4). Site Plan for Phase 2 of Jefferson at Loyd Park, a multi-family development with 352 units on 14.13 acres. A tract of land out of the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, zoned PD-431, and generally located south of Prairie Waters Dr and east of SH-360

   Chief City Planner Savannah Ware presented the case report and gave a power presentation. She stated the applicant is seeking Site Plan approval for the second phase of multi-family development. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Carlos Leal 601 Glenhill Ln Lewisville TX., stepped forward representing the case.

   Tray Sullivan 4805 Bryce Avenue Fort Worth TX., noted support of this request.

   Chairperson Smith asked if they have held any community meetings. Mr. Leal stated no.

   Motion made by Commissioner Coleman, Seconded by Commissioner Coca to close the public hearing and approve item STP-22-11-0058 per DRC recommendations. The motion carried 6-0.

PUBLIC HEARING

Chairperson Smith noted Commissioner Coleman would be abstain from case SUP-23-02-0005 due to a conflict of interest.

10. SUP-23-02-0005 - Specific Use Permit - Outside Storage at 2814 Sandy Ln (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage. Tract 39, James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH 161 Corridor Overlay District, and addressed as 2814 Sandy Ln

    Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to use the property to park and store seven work trucks, six machines, including a mini excavator and drill, and materials, such as rolls of conduits and cable. The applicant is proposing a new driveway cut and paving area. The proposed use is classified as Heavy Truck or Equipment Parking and Outside Storage, which require City Council approval of a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

    The applicant is requesting the following variances:

    1. *Fence Setback – Variance to the requirement for a 25 ft. setback for the screening fence. The applicant has constructed a metal fence along the property line.*
    2. *Fence Type – Variance to the requirement for a Type 3 fence to allow a metal panel fence. The metal panel fence was constructed without a building permit.*

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

    1. *The outside storage area shall be at least 40 ft. from the right-of-way.*
    2. *Outside storage shall be screened by a Type 3 fence.*
    3. *The storage of Heavy Trucks shall be prohibited.*

    Should the Planning and Zoning Commission choose to recommend that the applicant utilize the existing metal fence, staff recommends the condition that the applicant move the fence back 25 ft. from the property line.

    Leonel Benitez 2814 Sandy Ln Grand Prairie TX., stepped forward representing case.

    Commissioner Fedorko asked the applicant if he would be okay with moving the fence back 25 ft. Mr. Benitez stated yes.

    Elida Benitez 2814 Sandy Ln Grand Prairie TX., noted support for this case.

Deborah Johnston 1651 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request.
Motion made by Commissioner Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item SUP-23-02-0005 allowing the existing metal fence, move the fence back 25 ft. from property line, and prohibit storage of Heavy Trucks. The motion carried 5-0 with Commissioner Coleman abstaining.

Commissioner Pete entered the meeting at 6:59 p.m.

Chief City Planner Savannah Ware stated the following cases eight and nine would be presented together but voted on separately.

8. CPA-23-02-0003 - Comprehensive Plan Amendment - The Square at Mountainview (City Council District 2). Amendment to the Future Land Use Map to change the designation from Open Space/Drainage to High Density Residential and Commercial/Retail/Office. Tract 9, J. W. E. Wallace Survey, Abstract No. 1517, Tracts 1, 2 and 3, Stephen C. O'Gwinn Survey, Abstract No. 1103, zoned PD-16, and addressed as 3801 Beltline Rd, 1103 FM Rd 1382, 1382 FM Rd 1382, and 3921 Beltline Rd

9. ZON-23-02-0010 - Zoning Change/Concept Plan - The Square at Mountainview (City Council District 2). Zoning Change from PD-16 for General Retail to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting a multi-family development with 167 units and two restaurants with a drive through on 14.330 acres. Tract 9, J. W. E. Wallace Survey, Abstract No. 1517, Tracts 1, 2 and 3, Stephen C. O'Gwinn Survey, Abstract No. 1103, zoned PD-16, and addressed as 3801 Beltline Rd, 1103 FM Rd 1382, 1382 FM Rd 1382, and 3921 Beltline Rd

Chief City Planner Savannah Ware presented the case report for item eight and gave a power presentation. She stated the applicant is proposing to rezone the property to be able to construct a multi-family development with 167 units and two restaurants with a drive through. 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 the request because it is inconsistent with the current Future Land Use Map designation. 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.

Chief City Planner Savannah Ware presented the case report for item nine and gave a power presentation. She stated the purpose of this request is to rezone 14.33 acres of land from PD-16 for General Retail Uses to a Planned Development District for Multi-Family and General Retail Uses and adopt a Concept Plan for a multi-family development with 167 units and two restaurants with a drive through.

The applicant is requesting the following variance:

1. *Perimeter Fence and Callbox – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without*

the required fence adjacent to Belt Line so that a portion of the development is openly accessible and not behind a fence. The two gated entrances do not have a callbox for visitors. The applicant has stated that guest and delivery vehicles will not be allowed past the gate and will be required to park in the parking spaces outside of the gated portion of the development.

Staff is unable to support the request because it is inconsistent with the FLUM. 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. Should the Planning and Zoning Commission recommend approval of this request, staff recommends the condition that the applicant provide the required fence along Belt Line and a callbox at the gates.

Hamza Odeh 3801 S Belt Line Rd Grand Prairie TX., stepped forward representing the case and gave a power point presentation.

Chairperson Smith stated concern with the number of apartments in Grand Prairie.

Commissioner Coca stated she would like to see more single-family homes for sale built.

Motion made by Commissioner Madden, Seconded by Commissioner Coca to close the public hearing and deny items eight and nine. The motion carried 6-1 with Commissioner Coleman in opposition.

ADJOURNMENT

Commissioner Coca moved to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary