PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JUNE 12, 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 Frank Gonzalez
Commissioner CJ Ramirez

ABSENT
Secretary Julia Perez
Commissioner Quentin Pete Jr.

EXECUTIVE SESSION

There was no closed session.

Unofficial, Impact Fee 101 presentation

Steven Johnson, Freese and Nichols gave a power point presentation on impact fee basics, role of CIAC, impact fee process, impact fee example calculation, CIAC actions and next steps. The last time the city updated the impact fees was in 2018 and it must be updated every five years. He stated study determines the maximum fee allowed by state law; City Council sets the actual fee to be collected from new development.

Agenda Review

Staff briefed commissioners on cases.

REGULAR MEETING - 6:30 PM

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

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

ABSENT
Secretary Julia Perez
Commissioner Quentin Pete Jr.

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 Coleman, Seconded by Commissioner Gonzalez to close the public hearing and approve items one through seven. The motion carried unanimously.

1. Approval of Minutes of the May 22, 2023 P&Z meeting

   Approved on Consent Agenda

2. PLT-23-04-0030 - Replat - Lot 2, Block 1, Remington I-30 Addition (City Council District 1). Replat of Lot 2, Block 1, Remington I-30 Addition, to record easements for a commercial lot on 59.11 acres. Lot 2, Block 1, Remington I-30 Addition, City of Grand Prairie & City of Irving, Dallas County, Zoned PD-39, within the Beltline Corridor Overlay District, and addressed as 2701 N Belt Line Road

   Approved on Consent Agenda

3. PLT-23-05-0032 - Final Plat – Duran Addition (City Council District 6). Final Plat of Lots 1-3, Block 1, Duran Addition, creating three residential lots on 1.650 acres. A 1.650-acre tract out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One, and addressed as 617, 618 & 625 Homestead Trail

   Approved on Consent Agenda

4. PLT-23-04-0029 - Final Plat - Shady Grove Logistics Crossing (City Council District 1). Final Plat creating three non-residential lots on 72.73 acres. Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and

30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD for LI, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd

Approved on Consent Agenda

5. PLT-23-04-0027 - Preliminary Plat - Ascend at Forum (City Council District 2). Preliminary Plat creating 167 single family lots, one multi-family lot, and eight open space lots on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development for Single Family and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

   Approved on Consent Agenda

6. PLT-23-04-0026 - Replat - Lots 1 & 2, Block 1, Graciano Addition (City Council District 3). Residential Replat of Lots 1 & 2, Block 1, Graciano Addition, creating two residential lots on 0.428 acres. Lot 18R, Block 3, Lake Crest Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 1534 Avenue E

   Approved on Consent Agenda

7. PLT-23-05-0031 - Residential Replat – J.E. Payne Revised (City Council District 5). Residential Replat of Lots 2R1-R and 1R2-R, Block A, J.E. Payne Addition Revised, creating two residential lots on 1.726 acres. Lots 2R1 and 1R2, Block A, J.E. Payne Addition Revised, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four, and addressed as 506 & 522 Hill St

   Approved on Consent Agenda

PUBLIC HEARING

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

8. CPA-23-04-0005 - Comprehensive Plan Amendment - Stripe A Zone (City Council District 1). Amendment to the Future Land Use Map to change the designation from Mixed Use and Commercial/Retail/Office to Light Industrial. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

9. ZON-23-04-0015 - Zoning Change - Stripe-A-Zone (City Council District 1). Zoning Change from Commercial and Commercial Office to Light Industrial on 11.96 acres of land. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of

Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

Chief City Planner Savannah Ware presented the case report for item eight and gave a power point presentation. She stated the applicant wishes to rezone the subject property from Commercial Office (CO) and Commercial (C) to Light Industrial (LI). The purpose of this request is to amend the Future Land Use Map (FLUM) designation from Mixed Use and Commercial/Retail/Office to Light Industrial to align with the proposed Light Industrial zoning. Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan. Staff is unable to support the request because the proposed request is inconsistent with the FLUM. Staff notes though, that a portion of the subject property is currently developed with existing structures and uses that are not in line with the FLUM. 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.

Chief City Planner Savannah Ware presented the case report for item nine and gave a power point presentation. She stated the purpose of this request is to rezone 11.96 acres of land from Commercial and Commercial Office to Light Industrial. The company Stripe-A-Zone is located on the property that is currently zoned Commercial Office and has a Specific Use Permit for a Contractor Shop with Heavy Equipment, Outside Storage and Manufacturing. Two buildings are currently under construction on the property that is currently zoned Commercial. The applicant wishes to rezone the property to Light Industrial to allow Warehouse and Distribution for future potential tenants. Staff is unable to support the request because the proposed request is inconsistent with the FLUM. Staff notes though, that a portion of the subject property is currently developed with existing structures and uses that are not in line with the FLUM. 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.

Angelo Chokas 101 NW 8th St Grand Prairie TX., stepped forward to representing the case and available for questions. He stated the demand for office space has changed after COVID and they are looking for consistent businesses parallel to what they currently have now. They currently have potential tenants that would require a light industrial zoning district.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coleman to close the public hearing and approve items eight and nine. The motion carried unanimously.

10. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant seeks approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through at this location. The zoning of the site is a Planned Development (PD-30) which designates the base zoning as Commercial (C) and permits the retail tenant space and adjoining drive-through restaurant. The restaurant uses are permitted within the C zoning district, but a Specific Use Permit (SUP) is required for a drive through within the IH-20 Corridor Overlay District.

The applicant requested the following variance:

1. *Landscape Buffer – Appendix F states that a 15-foot landscape buffer is required when a residential zoning district adjoins and is contiguous with the development. The applicant is requesting a variance to this required buffer along the southern boundary of the development to allow a buffer of 2 ft. for the first 100 ft. of the lot that gradually transitions to the required 15 ft. buffer.*
2. *Glazing - The applicant is requesting a variance from 50% glazing of the area of all facades to allow 37% glazing.*

The Development Review Committee (DRC) recommends approval with the condition that the applicant provide a lidded waste receptacle that is accessible from the drive through lane.

T. Craig Carney 5465 Legacy Dr Plano TX., stepped forward representing case and available for questions.

Dana Baldridge 4106 Briton Ct Grand Prairie TX., stepped forward in opposition of this request. She stated concern this development would bring more traffic and noise to the surrounding neighborhood.

Chairperson Smith suggested that the applicant increase the screening wall to 8ft. Commissioner Madden stated it would be an unnecessary expense for the developer.

Motion made by Commissioner Coleman, Seconded by Chairperson Smith to close the public hearing and approve item SUP-23-04-0014 with the condition they increase the screening wall to 8ft. The motion carried 6-1 with Commissioner Coca in opposition.

Planner June Sin stated the following cases 11 and 12 would be presented together.

11. CPA-23-05-0007 - Comprehensive Plan Amendment - 1926 Mayfield Road (City Council District 2). Amendment to the FLUM to change the designation from Low Density Residential to Commercial/Retail/Office on 0.8458 acres. An 0.8458-acre tract out of J.C. Turner Survey Abstract No. 1739 and I. & G. N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road

12. ZON-23-05-0017 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zone Change from Single Family-Two Residential District to a Planned Development District for Office Use and a Concept Plan on 0.846 acres. A 0.846-acre tract out of J.C. Turner

Survey Abstract No. 1739 and I.&G.N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road

Planner June Sin presented the case report for item eleven and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow the construction of two multi-tenant office buildings. 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 office use is inconsistent with the FLUM. 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 June Sin presented the case report for item eleven and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow the construction of two multi-tenant office buildings. The property is currently zoned SF-2, which does not allow office use.

The applicant requesting following variances

1. *Reduction of Lot Size: Variance to the minimum lot size of 50,000 sq.ft. to allow a 36,800 sq.ft. lot.*
2. *Screening Fence: Variance to the required masonry screening fence along the west, north, and east property lines to allow a board-on-board wood screening fence.*
3. *Number of Parking Spaces: Variance to the maximum allowed parking space of 28 to allow a total of 34 parking spaces.*

Staff is unable to recommend approval of this request since the single-family 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.

Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:

1. *The applicant shall plat the property prior to obtaining a building permit.*
2. *The applicant shall provide 6-foot masonry screening along the northern property abutting existing single family residential neighborhood.*
3. *The applicant shall be required to do a Site Plan and comply with both UDC and Appendix F standards including building elevations and landscape requirements.*

Commissioner Fedorko inquired about the masonry screening. Ms. Sin indicated on the map provided. Commissioner Madden asked if a restaurant use would be allowed under the office zoning district. Ms. Sin stated no. Commissioner Fedorko asked the applicant if he would be ok with providing the Type 1 fence. Mr. Wong stated yes.

Felix Wong 2604 Aberdeen Dr Arlington TX., stepped forward representing the case and gave a power point presentation.

Motion made by Commissioner Madden, Seconded by Commissioner Coca to close the public hearing and deny items 11 and 12. The motion carried 4-3 with Commissioner Fedorko, Coleman, and Smith in opposition.

13. SUP-23-03-0008 - Specific Use Permit - Spectrum of Love Day Care (City Council District 1). Specific Use Permit for a Child Day Care. GSID Community #5, Block 2, Lot 6, Site 7, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District, and addressed as 840 Greenview Dr

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to operate a child day care within a 4,130 sq. ft. lease space in an existing building. Specific Use Permit approval by City Council is required for a day care facility enrolling four or more children under age five and where tuition, fees, and other forms of compensation for the care of children is charged. The facility shall be licensed or approved to operate as a childcare center per Chapter 13, Article V of the City of Grand Prairie's Code of Ordinances. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. The conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval of the request with the condition that the applicant install a sprinkler system or install fire-rated separations to reduce the area contained within either exterior walls or fire separation to 12,000 sq. ft. or less.

Deja Ard 840 Greenview Dr Grand Prairie Tx., stepped forward representing the case.

Commissioner Coleman asked what her history is in operating a care center. Ms. Ard stated she owns a day care in Duncanville which caters to children with autism, and she is wanting to move her business to Grand Prairie since majority of her customers live closer to the city. Mr. Coleman asked if she is ok with the recommendation from staff. Ms. Ard stated yes, she is currently working with the owner to come up with a solution.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coleman to close the public hearing and approve item SUP-23-03-0008 per DRC recommendations. The motion carried unanimously.

14. SUP-23-05-0015 - Specific Use Permit Review - Zaza Hookah Lounge (City Council 2). Review SUP No. 1125A, a Specific Use Permit for Amusement Services authorizing a Hookah Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to review the operations of the Hookah Lounge at 906 W Pioneer Pkwy for compliance with SUP conditions. Since operations are in

compliance with SUP conditions, the Development Review Committee (DRC) recommends renewal of the SUP for one year.

Motion made by Commissioner Madden, Seconded by Commissioner Coco to close the public hearing and approve item SUP-23-05-0015. The motion carried unanimously.

15. ZON-23-05-0018 - Zoning Change - 1905 Galveston Street (City Council District 1). Zoning Change from Planned Development-146 to Single Family-Six Residential District on 0.176 acres. Lot 2, Block 102, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned PD-146, within the SH 161 Corridor Overlay District, and addressed as 1905 Galveston Street

    Planner June Sin presented the case report and gave a power point presentation. She stated the applicant is requesting to change the zoning of a vacant lot to allow for the construction of a single-family house on 0.176 acres. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

    Jose Manuel Morales 1905 Galveston St Grand Prairie TX., noted support for this request.

    Motion made by Commissioner Fedorko, Seconded by Commissioner Coleman to close the public hearing and approve item ZON-23-05-0018. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:57 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary