CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, January 13, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Vice Chairperson Fedorko called the Briefing meeting to order at 5:30 p.m.

Call to Order

PRESENT
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

ABSENT
Chairperson Cheryl Smith

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Luckey-Vaughn recused herself from item three. Commissioner Fedorko asked how far away this site from the exterior street of Poly America for item three is. Ms. June indicated on the map provided.

6:30 PM Council Chambers

REGULAR MEETING

Vice Chairperson Fedorko called the meeting to order at 6:30 p.m.

Call to Order

PRESENT
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

ABSENT
Chairperson Cheryl Smith

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 Chapman to close the public hearing and approve items one and two. The motion carried unanimously.

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

   Approved on Consent Agenda

2. PLT-24-11-0043 - Preliminary Plat – Lakesong Phase 2. Preliminary Plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 303397/294666, 294715, 297164, 192962, 191456, 255261, 234939, and 204765)

   Casey Stevenson 8200 Douglas Ave Dallas TX., noted support of this request and available for questions. Nate Witzel 8200 Douglas Ave Dallas TX., noted support of this request and available for questions.

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr

Commissioner Luckey-Vaughn recused herself from the item and left the meeting room. Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a new electrical substation for Oncor on 9.98 acres

The applicant is requesting variances

1. *Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping.*

2. *Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment.*

The Development Review Committee (DRC) recommends approval.

Commissioner Madden asked does landscaping include bushes and grass. Ms. Sin stated yes. Commissioner Madden stated Tyre Park is across the way and this area is being beautified and is concern this equipment for the substation will be in plain sight from the park. She asked if the Oncor group could edge the perimeter with either bushes or trees. Ms. June stated that there are many trees at Tyre Park that naturally screen the park. The substation is near a significant slope and the planting of additional trees or bushes may cause erosion. Travis Yanker 3803 Parkwood Blvd Suite 800 Frisco TX., stepped forward representing the Oncor and this case. Commissioner Medina asked if there is a plan in place to access the site in case of an emergency. Mr. Yanker stated he is not aware of any plan in place.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item three. The motion carried 7-0. (Commissioner Luckey-Vaughn did not participate in the consideration of the motion and re-entered the meeting room after the vote on the motion was made.

4. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy

Senior Planner June Sin presented the case report and gave power point presentation. She stated the applicant plans to construct an extended-stay hotel on 2.18 acres. LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. The site's zoning is a Planned Development (PD-217) with a base zoning of Mixed Uses, including entertainment, retail, and office uses. Hotels are allowed by right by the existing zoning.

The applicant is requesting the following variances:

1. *Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 10 feet to 16 feet.*
2. *Screening Wall – The applicant is requesting a variance to the 6-foot masonry screening requirement along the western property line to allow no screening walls adjacent to the existing multi-family development. There is currently an existing retaining wall and wood fence.*

3. *Number of Tier 1 Amenities - The applicant is requesting a variance to allow no pool surface to be provided and allow 6 Tier 1 Amenities to be provided.*

Staff recommends approval with the following condition:

1. *The applicant shall provide a masonry screening wall per UDC standards along the western property line adjacent to the multi-family development.*

Amish Patel 904 Winchester Dr Southlake TX., stepped forward representing the case and available for questions. Commissioners stated concern with the hotel not having a pool. Mr. Patel stated Hilton created this brand to try and attract the professional blue-collar worker. When they asked potential clients for the desired amenities, the study came back with the desire for a laundry area, patio and fitness center and a pool what not something the client cared for. Commissioner Luckey-Vaughn asked if Hilton has an anti-trafficking in place. Mr. Patel stated yes.

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

PUBLIC HEARING

5. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks to adjust the boundary of SUP-618 for a vehicle holding yard. No other changes are being proposed. The Development Review Committee (DRC) and staff recommend approval.

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

6. SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a two-story 12,363 sq. ft. retail/office building with an optional drive-thru for a restaurant with associated parking spaces. The proposed retail space will be 5,826 sq. ft. and the office space consists of 6,354 sq. ft. Specific Use Permit approval by City Council is required for any project requesting a drive-thru within an overlay district. Site Plan approval is required for properties within an overlay district or a Planned

Development District. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Norman Patten 413 Cedar St Cedar Hill TX., stepped forward representing the case. Commissioner Chapman inquired about the drive through business. Mr. Patten stated it will be a Little Caesars Pizza.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Chapman to close the public hearing and approve item six. The motion carried unanimously.

7. ZON-24-11-0029 - Zoning Change – 2335 & 2339 SE 4th St. (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A &1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St.

   Planner Salvador Gonzalez presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the existing two lots to a zoning district which would allow for three residential lots. The applicant intends to build three individual single-family homes on the three proposed lots. If the zoning change is approved, the applicant will move forward with replatting the property. The Development Review Committee (DRC) recommends approval.

   Motion made by Commissioner Medina, Seconded by Commissioner Chapman to close the public hearing and approve item seven. The motion carried unanimously.

8. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

9. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

   Senior Planner Abdul Ghous presented the case report for item eight and gave a power point presentation. He stated the existing lot is currently vacant and the applicant desires to construct a single family residence on the lot, which requires a zoning change. This request is to change the FLUM designation from High Density Residential to Low Density Residential to better align with the proposed development. Staff is unable to support the request because it 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.

Senior Planner Abdul Ghous presented the case report for item nine and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Central Area District and Two Family Residential District, which does not allow single-family detached residential use. The applicant is not requesting any variances at this time. 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 and file the final plat with the county before the issuance of any building permits.*

Victor Reyes 524 Austin St Grand Prairie TX., stepped forward in support of this request.

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve items eight and nine with staff's recommended condition. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:33 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary