CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, April 22, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:40 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Fedorko asked has there been any code violations for item four. Ms. Musser stated no. Commissioner Chapman asked will there be medical personnel and/or staff on site for item four. Ms. Musser stated there will be staff on rotation staying at the residence 24/7 and residence will have access to medical personnel, but they will not be on site. Chairperson Smith asked will there be any safety measures in place to prevent kids from walking out the front door without a parent for item five. Mr. Gonzalez stated applicant will be available during the public hearing to address concerns.

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 Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Frank Gonzalez
Commissioner CJ Ramirez

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 Perez, Seconded by Commissioner Fedorko to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the April 08, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-03-0016 – Final Plat - Prose Westcliff (City Council District 2). Final Plat for a multi-family development on 14.159 acres. Lots 1-4 of Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, Texas, zoned PD-449, within IH-20 Corridor Overlay District, and addressed as 1150 E IH 20

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-24-03-0014 - Site Plan Amendment– Walmart #4503 - 2650 S Hwy 161 (City Council District 2). Site Plan Amendment for an existing retail development on 19.62 acres. Lot 1, Block A, Bush & Pioneer Centre, City of Grand Prairie, Dallas County addressed as 2650 SH-161

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant seeks site plan approval to revise the approved site plan and landscape plan for an existing Walmart. No changes are proposed to the approved building elevations. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets the 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 following variances are requested:

1. *Landscape Buffer – The applicant is requesting a variance from the 30-foot landscape buffer for all parking or drive areas situated along public streets to allow for a 8-foot landscape buffer.*

The Development Review Committee (DRC) recommends approval with the condition that building permits shall not be issued until a license agreement over an existing water line easement located along Southgate Drive is obtained by the applicant.

Jose Gonzalez 3122 Noble Ln Garland TX., noted support of this request and available for questions.

Motion made by Commissioner Madden, Seconded by Commissioner Perez to close the public hearing and approve item STP-24-03-0014 per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

4. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant is currently operating a Registered Group Home, which requires City Council approval of a Specific Use Permit when located within 2,500 feet of another group living residential use. All Group Living Units are now required to register with the city per Ordinance No. 11382. A nearby group home was legally operating prior to this location, which triggers the requirement for a Specific Use Permit for this location. 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 Development Review Committee (DRC) recommends approval of the request with the condition that if the number of occupants exceeds 5 the applicant shall install a sprinkler system and apply for and obtain a Certificate of Occupancy.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item SUP-24-02-0007. The motion carried 6-1 with Commissioner Chapman in opposition.

5. SUP-24-03-0013 - Specific Use Permit - Fiesta Kids Play (City Council District 2). Specific Use Permit request for a Special Event Center in an existing commercial lease space at Carrier Towne Crossing. Lot 5, Block 1, Carrier Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-223, within the IH-20 Corridor Overlay, and addressed as 594 W. IH 20, Suite 235

   Planner Salvador Gonzalez Jr. presented the case report and gave a power point presentation. He stated the applicant intends to operate a special event center in a lease space in an existing commercial building at 594 W. IH-20, Suite 235. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC). 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 so as to eliminate such probable negative consequences. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Commissioner Madden asked will fire sprinklers be required. Mr. Gonzalez stared he spoke to the fire department extensively on this matter and they stated they would not be required.

   Sonia Resendez 3241 Maberry Ct Grand Prairie, TX., stepped forward representing the case. She stated there will be only one door at the front of the building and stated other surrounding businesses are open Monday through Friday so, she doesn't foresee any parking concerns. She plans to put a plan in place to prevent children from exiting without a parent. Tonya Angel-Chun 301 S Sherman St Ste 100 Richardson TX., noted her support and available for questions.

   Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-24-03-0013. The motion carried unanimously.

6. ZON-24-03-0008 - Zoning Change/Concept Plan. Zoning Change creating a Planned Development District for Light Industrial including Data Center uses. 1,430.794 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels, creating a Planned Development District to allow Light Industrial including Data Center uses. The Development Review Committee (DRC) recommends approval as the proposed zone change is consistent with the approved Developer Agreement.

Daniel Twigg 10210 N Central Expressway Dallas TX., stepped forward presenting case. Garrett Alcon 10210 N Central Expressway Dallas TX., stepped forward presenting case. Joe Bowers 3505 Lake Powell Arlington TX., stepped forward presenting case.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item ZON-24-03-0008. The motion carried unanimously.

7. ZON-24-03-0007 - Zoning Change/Concept Plan. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels, creating a Planned Development District to allow Residential, Mixed-Use, Open Space, and Data Center uses. The Development Review Committee (DRC) recommends approval as the proposed zone change is consistent with the approved Developer Agreement.

   Daniel Twigg 10210 N Central Expressway Dallas TX., stepped forward presenting case. Garrett Alcon 10210 N Central Expressway Dallas TX., stepped forward presenting case.

   Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item ZON-24-03-0007. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:04 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary