CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, July 08, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Michelle Madden
Commissioner CJ Ramirez (entered meeting at 6:00 p.m.)
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:39 p.m.)

ABSENT
Commissioner Ana Coca
Commissioner Frank Gonzalez

EXECUTIVE SESSION

Chairperson Smith called a closed session at 5:50 p.m., in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda item seven. Closed session ended at 6:30 p.m.

Agenda Review

Staff briefed commissioners on cases.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:37 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith

Vice Chairperson Julia Perez
Commissioner John Fedorko
Commissioner Michelle Madden
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner Ana Coca
Commissioner Frank Gonzalez

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 Julia 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 June 24, 2024, P&Z meeting

   Approved on Consent Agenda

2. PLT-24-04-0020 – Final Plat – Lakeview Pointe (City Council District 6). Final Plat for a new single-family subdivision consisting of 138 residential lots and nine (9) open space lots on 37.945 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, PD-447, generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Julia Perez, Seconded by Commissioner Fedorko to close the public hearing and table item three to the P&Z meeting of August 12, 2024. The motion carried unanimously.

3. SUP-24-03-0014 - Specific Use Permit – Cigar Lounge at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a smoking lounge in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 2006

   Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-24-05-0022 - Site Plan - Constellation Rock Island (City Council District 1). Site Plan for a 286,357 sq. ft. industrial warehouse building on 16.83 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-450), within SH 161 Corridor Overlay, and approximate addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct an office/warehouse building totaling 286,357 sq. ft. on 16.83 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Kaylie Flynn 1201 N. Bowser Rd. Richardson TX., stepped forward representing the case.

   Chairperson Smith asked if they have reached out to their neighbors. Ms. Flynn stated no. Mrs. Smith inquired about the environmental issues. Ms. Flynn stated that they have completed a phase one ESA, and they are pursuing the recommendations.

   Motion made by Commissioner Fedorko, Seconded by Commissioner Okoli to close the public hearing and approve STP-24-05-0022. The motion carried unanimously.

PUBLIC HEARING

5. SUP-24-05-0023 - Specific Use Permit – Smoking Lounge at 2410 Brady Ln (City Council District 3). Specific Use Permit for a smoking lounge in an existing commercial lease space. Lot 11B, Sharpston Heights 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 2410 Brady Ln

   Senior Planner Abdul Ghous the applicant intends to operate an approximately 3,648 sq. ft. smoking lounge in an existing commercial lease space located at 2410 Brady Ln. A smoking lounge requires 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 on 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 not requesting any variances.

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

1. *The development and operations shall adhere to the City Council approved Exhibit B - Site Plan and Exhibit C - Operations Plan.*
2. *Eight Liners shall not be allowed on the premises.*
3. *Operating hours shall be limited to daily from 5 p.m. until 2:00 a.m.*
4. *Individuals under the age of 18 will not be allowed in the establishment.*
5. *Individuals under the age of 21 will not be allowed to smoke, possess, or purchase tobacco products, including e-cigarettes or vape devices.*
6. *Identification of all patrons shall be checked by staff prior to patrons entering the establishment to confirm the patron is at least 18 years of age.*
7. *Staff shall issue a wristband to patrons that are at least 21 years of age to indicate that they are allowed to smoke.*
8. *At the time of purchase, staff shall check identification for all individuals purchasing tobacco products or other items which require the purchaser to be of a certain age.*
9. *The business shall be operated in compliance with all state, federal, and local laws and regulations including those prohibiting or related to gambling, smoking, tobacco, and product packaging.*
10. *A "Food Establishment" as defined by Section 13-131 of the Grand Prairie Code of Ordinances, as amended, shall not be operated in conjunction with the Smoking Lounge use.*
11. *A noise study is required prior to the issuance of any building permits.*
12. *City Council shall conduct a public hearing in one year after City Council approval of the SUP ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of the SUP ordinance, the Unified Development Code and Code of Ordinances of the City of Grand Prairie, City adopted building codes, City adopted fire codes, and other applicable regulatory requirements.*

Malipal Batth 3620 Coldstream Dr Irving TX., stepped forward representing this case. She stated she chose Grand Prairie for their business location because they believe it's going to be a great asset to the city, and they want to be role models for this sort of SUP down the road. There have been negative cogitations associated with the hookah lounge, but their strategy will be zen-like for relaxation. Gurpreet Kaur 3620 Coldstream Dr. Irving TX., noted support of this request.

Commissioner Madden stated in Texas smoking is only allowed for 21 and over, do they have plans to restrict entry for 21 and older. Mrs. Kaur stated they would not allow anyone under 21 to enter the business and would be using wristbands.

Commissioner Champman asked what kind of security they will have. Mrs. Kaur stated whatever is recommended.

Motion made by Commissioner Perez, Seconded by Commissioner Madden to close the public hearing and approve SUP-24-05-0023 per DRC recommendations but updating items four and six to 21 years of age. The motion carried unanimously.

6. SUP-24-05-0021 - Specific Use Permit – 2100 E. Main St (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop at 2100 E Main St. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to operate an Auto Dealership (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop facility at 2100 E Main St. All four of these uses require a Specific Use Permit in the PD-30 district, which has a base zoning of Light Industrial. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 not requesting any variances.

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

1. *The business shall operate in compliance with all state, federal, and local laws and regulations*
2. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*

Mauricio Rodriguez 4450 Prestson Circle Dallas Tx., stepped forward representing the case. He stated they would only be working on Mazda brand vehicles by appointment only. Raza Hussain 1137 Holly Dr Carrolton Tx., stepped forward representing the case.

Commissioner Madden asked do they work on their vehicles indoors or outdoors. Mr. Rodriguez stated indoors, and they have the garage door open because they currently don't have A/C but they are looking into installing it, in addition to a new paint booth with a fire suppression system.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve SUP-24-05-0021 per staff recommendations. The motion carried unanimously.

7. SUP-24-05-0022 - Specific Use Permit - Registered Group Home at 430 Beatty Dr (City Council District 3). Specific Use Permit for a registered group home on 0.16 acres. Lot 25, Block B, Royal Valley Estates No. 1 Addition, City of Grand Prairie, Dallas County, zoned Single Family-Three Residential District, and addressed as 430 Beatty Dr

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 before this location, which triggered the requirement for 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 Development Review Committee (DRC) recommends approval of the request with the following conditions:

1. *The number of occupants shall not exceed five.*

2. *The applicant shall maintain all required state licenses.*

Monica Armstrong 8610 Granville Dr Dallas TX., stepped forward representing the case. Patrice Moreland 815 Crystal Oak Ln Arlington TX., stepped forward in support of this case. She stated having to go through the SUP process is discriminatory for this business. Serita Miller 430 Beatty Dr Grand Prairie TX., noted support of this request.

Gary Reed 433 Kirby Creek Rd Grand Prairie TX., stepped forward in opposition of this request. He stated concern with this business being in a residential area and across the street from an elementary school.

Rickey Hicks 438 Beatty Dr Grand Prairie TX., stepped forward in opposition of this request. He stated concern with a business in a residential area.

Motion made by Commissioner Perez, Seconded by Commissioner Okoli to close the public hearing and approve SUP-24-05-0022 per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:36 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary