CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, October 28, 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 John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:40 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

6:30 PM Council Chambers

REGULAR MEETING

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

Call to Order

PRESENT
Chairperson Cheryl Smith
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

Commissioner Fedorko 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 Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the October 14, 2024, P&Z meeting

   Approves on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-24-02-0011 – Site Plan – The Grove at Grand Prairie (City Council District 1). Site Plan for a townhome development with 59 lots on 5.91 acres. Lots 1-70 and Grand Oaks Drive ROW, Green Oaks Estate Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One (MF-1) District, within the SH-161 Corridor Overlay District, generally located north of W. Marshall Drive and east of Robinson Road

   Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated this Site Plan provides a layout of a proposed townhome development with 59 housing units that will be maintained by a homeowner's association (HOA). The applicant is not requesting any variances.

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

   1. *The site plan must meet all UDC and Appendix W requirements.*
   2. *The townhome units shall meet the required building setbacks. The site plan depicts some building footprints with a setback of 0 ft. when five ft. is required.*
   3. *The masonry screening wall shall be placed in a common lot to be owned and maintained by the HOA.*
   4. *All proposed private streets must conform to the same standards regulating the design and construction of public streets per Article 25.2.2.3.*
   5. *Private streets shall be maintained by the HOA.*

6. *Screening fence cannot be located within the required visibility triangles and must be moved per UDC 23.10.10. The visibility triangle must meet the sufficient sight distance as required in Section 23.6.4.*
7. *Parking must comply with the design criteria outlined in Section 6 of Article 10 of the UDC.*
8. *Gated entry design and location must conform to the provisions listed in Article 25.2.2.4.*

Josh Cart 2138 Welch St Houston Tx., stepped forward representing the case. Commissioner Madded asked the applicant if they would be able to meet the 5ft. setback. Mr. Cart stated yes. Commissioner Madden asked will these townhomes be for sale. Mr. Cart stated yes.

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

3. STP-24-07-0033 - Site Plan - BJs Wholesale Club (City Council District 2). Site Plan for a 104,759 sq. ft. membership-only retail store with eight fuel pumps on 12.28 acres. Lot 2, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Dr

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant seeks approval of a site plan for a BJ's Wholesale Club at this location. The zoning of the site is Planned Development (PD-456) with the base zoning as General Retail (GR). The Retail Sales use and Gas Sales in conjunction with retail is permitted within PD-456. 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, and landscaping and screening requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Marc Lavole stepped forward representing the case.

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

4. STP-24-09-0037 - Site Plan - 2000 Pine St (City Council District 5). Site Plan to construct a new sanctuary for an existing church on 0.976 acres. Tracts 3 and 38, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential, and addressed as 2000 & 2002 Pine Street

Planner Brittany Musser presented the case report and gave power point presentation. She the applicant intends to construct a 4,500 sq. ft. sanctuary for an existing church on 0.976 acres. City Council must approve a Site Plan for any project involving an institutional or religious use located in a Two-Family Residential district that is expected to generate more than 50

vehicle trips during any two-hour period. This site plan application meets the requirements above for City Council approval. 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, and landscaping and screening requirements.

The following variance is requested:

1. *Street Trees – Section 8.7.2 of Article 8 of the UDC requires street trees be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collector streets. The proposal has street trees planted a maximum of 70 feet apart.*

The Development Review Committee (DRC) has no objections to the requested variances and recommends approval. Staff notes that the existing building on site, along with the required easement along the street frontage, make it challenging to meet the minimum requirement for street tree spacing.

Motion made by Commissioner Adhikari, Seconded by Commissioner Gonzalez to close the public hearing and approve item four per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

5. SUP-24-09-0038 - Specific Use Permit - Zoom Performance & Body Shop (City Council District 5). Specific Use Permit for Auto Body & Paint Shop at 2100 E Main 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 Body and Paint Shop facility at 2100 E Main St. The requested use requires a Specific Use Permit in the PD-60 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 requesting a variance to reduce the minimum parking requirement from 11 to eight (8) spaces. Staff does not object to this request as all repairs will be done by appointment only and vehicles will be stored within the building.

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

1. *The business shall be operated 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.*
3. *All business operations must be conducted indoors. Storing or parking damaged vehicles outdoors is prohibited.*

Mauricio Rodriguez 4453 Preston Circle Dallas Tx., stepped forward representing the case. He stated his business is by appointment only and if need be, they have plenty of space to store vehicles inside. Raza Hussain 2100 E Main St Ste B Grand Prairie Tx., stepped forward representing case and available for questions.

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

6. SUP-24-09-0037 – Specific Use Permit/Site Plan – Tru by Hilton (City Council District 4). Specific Use Permit and Site Plan for a four-story hotel featuring a pool and associated parking on 2.209 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the HI 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 a Specific Use Permit and Site Plan approval to permit the construction of a hotel. Tru by Hilton is a Midscale, 4-story hotel with 98 rooms. The zoning of the site is a Planned Development (PD-30) which has a base zoning of Commercial (C). Hotels are allowed by an SUP in the existing zoning.

The applicant is requesting the following variances:

1. *Pool Size – The applicant is requesting a variance to a water surface of 3,000 sq. ft. requirement to allow a pool surface of 300 sq. ft.*
2. *Accent Materials – The applicant is requesting a variance to the approved accent materials list to allow for high-pressure laminate.*
3. *Glazing (Building) - The applicant is requesting a variance from 50% glazing of the length of all four facades to allow 31.8% glazing.*
4. *Canopies (Building) – The applicant is requesting a variance from 25% canopies of the length of all four facades to allow 19.4% canopies.*
5. *Height – The applicant is requesting a variance to the maximum height of 25 ft. to allow for a maximum height of 52.75 ft.*
6. *Midscale/Upper-Midscale Concentration – The applicant is proposing a Midscale/Upper-Midscale hotel, which would be the fifth Midscale/Upper-Midscale hotel within one mile. The UDC limits the concentration to four.*

Staff is unable to recommend approval of this request because the proposal does not meet the UDC concentration requirements for hotels. However, should the Planning and Zoning Commission recommend approval, staff recommends the following conditions:

1. *The applicant shall provide detention or provide a downstream assessment study to prove no negative impacts by not providing detention.*
2. *The proposal shall meet all Appendix F building design requirements for accent materials.*

Commissioner Medina asked how many hotels are within a one-mile radius. Ms. Musser stated seven. Karl Crawley 2201 Main St Dallas Tx., stepped forward representing case and gave a power point presentation. Commissioner Madden inquired of the lighting locations. Mr. Crawley stated all lighting will be in the back of the building. Dana Baldridge 4106 Briton Ct Grand Prairie Tx., stepped forward in opposition of this request. She questioned the need of another hotel and stated concern with noise and traffic. James Myers 2554 Slaton Dr Grand Prairie Tx., stepped forward in opposition of this request. He stated concern with the removal of existing trees and the salability of his home. Terry Foster 2546 Slaton Dr Grand Prairie Tx., stepped forward in opposition of this request. He stated frustration with the development potentially being directly behind his home. Commissioners thanked the applicant for the presentation and the citizens for stating their concerns.

Motion made by Chairperson Smith, Seconded by Commissioner Chapman to close the public hearing and deny item six. The motion carried unanimously.

7. TAM-24-09-0009 - Text Amendment - Article 8, Section 16: Tree Protection and Mitigation. An Ordinance of the City of Grand Prairie, Texas, Amending Article 8, Section 16: Tree Protection and Mitigation of the Unified Development Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

Senior Planner June Sin presented the case report and gave a power point presentation. She stated This request establishes how the Urban Forest Fund can be spent to plant and care for public trees in public spaces, parks, or other City-owned properties. The proposed changes also include minor amendments to clean up text without substantive changes.

This text amendment will accomplish the following:

1. *Define "Public Tree"*
2. *Allow Urban Forest Fund to be spent on*

a. *Planting and Replacing of trees*
b. *Installing new irrigation system and repairing existing system*
c. *Funding Urban Tree Canopy Studies*

3. *Add mesquite, chinaberry, and pyracantha to the unprotected tree list*
4. *Clarify mitigation credit for trees in non-disturbance areas*

The Development Review Committee (RC) recommends approval.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:04 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary