PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 26, 2024 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner Ana Coca (entered meeting at 5:45 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner John Fedorko

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden inquired about several turning lanes on the site plan for item 14. Transportation Planner Brett Huntsman indicated on the screen. Chairperson Smith asked if the elevations were meeting City Council's expectations for item 14. Planner Brittany Musser stated yes, they are largely conforming.

REGULAR MEETING - 6:30 PM

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

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice Chairperson Julia Perez
Commissioner Ana Coca
Commissioner Michelle Madden

Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT
Commissioner John Fedorko

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 Okoli to close the public hearing and approve items one through eight. The motion carried unanimously.

1. Approval of Minutes of the February 12, 2024 P&Z meeting

   Approved on Consent Agenda

2. PLT-24-01-0004 - Final Plat - Lot 1, Block 1, Hamilton Headquarters Addition (City Council District 4). Final Plat of Lot 1, Block 1, Hamilton Headquarters Addition, creating one commercial lot on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, and S.H. Beeman Survey, Abstract No.1693, City of Grand Prairie, Dallas County, zoned PD-30A, within the IH-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd

   Approved on Consent Agenda

3. PLT- 24-01-0001 - Final Plat - Prairie Ridge Phase 6. Final Plat for Prairie Ridge Phase 6, including 109 residential lots and 2 HOA lots. 25.662 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and east of the Thimbleberry Trail

   Approved on Consent Agenda

4. PLT-24-01-0006 - Preliminary Plat - Prairie Ridge Phase 8 & 9. Preliminary Plat for Prairie Ridge Phases 8 & 9, including 269 residential lots and 9 HOA lots. 62.251 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and west of the Thimbleberry Trail

   Approved on Consent Agenda

5. PLT-24-01-0005 - Preliminary 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, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

   Approved on Consent Agenda

6. PLT-24-01-0002 – Replat – Lot 3R, Block 126, Dalworth Park Addition (City Council District 1). Replat of Lot 3R, Block 126, Dalworth Park Addition, creating one lot on 0.340 acres. Lots 3, and 4, Block 126, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi-Family One (MF-1) within the SH 161 Corridor Overlay District, and addressed as 1905 and 1913 El Paso Street

   Approved on Consent Agenda

7. PLT-24-01-0003 – Residential Replat – Dalworth Park Addition (City Council District 5). Residential Replat of Lot 27R, Block 161, Dalworth Park Addition, creating one residential lot on 0.128 acres. A portion of Lot 27, Block 161, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 642 N M L King Jr Blvd

   Approved on Consent Agenda

8. PLT-23-12-0073 - Preliminary Plat - Jefferson at Lake Ridge Addition (City Council District 4). Preliminary Plat of Lot 1, Block 1, Jefferson at Lake Ridge Addition, creating one multi-family lot on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Chapman to close the public hearing and table items nine through eleven to the next meeting of 03/11/2024. The motion carried unanimously.

9. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

    Tabled

10. CPA-24-01-0003 - Comprehensive Plan Amendment – 821 MacArthur Blvd (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low

Density Residential to Commercial/Retail/Office on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

Tabled

11. ZON-24-01-0002 - Zoning Change - 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

    Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

12. STP-24-01-0002 - Site Plan – Harbor Freight Tools (City Council District 5). Site Plan for a 16,000 sq. ft. commercial retail building on 1.93 acres. Lot 1, Block A, Hakemy Addition, Dallas County, Texas, zoned General Retail (GR) and addressed as 900 E Pioneer Pkwy

    Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 16,000 sq. ft. retail building for Harbor Freight Tools. The property is zoned General Retail (GR). 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. The Development Review Committee (DRC) recommends approval.

    Holton Brinson 3510 Wheeler Rd Augusta GA., stepped forward representing case and available for questions.

    Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-24-01-0002. The motion carried unanimously.

13. STP-24-01-0003 - Site Plan – Scannell Shady Grove (City Council District 1). Site Plan for an industrial warehouse on 14.075 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay District and addressed as 902 W Shady Grove Rd & 3325 Hardrock Rd

    Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to construct a 232,440 sq. ft. speculative industrial warehouse building on 14.075 acres. City Council must approve a Site Plan for any project involving industrial uses. 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, and landscaping and screening requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Ramirez to close the public hearing and approve item STP-24-01-0003. The motion carried unanimously.

14. STP-23-11-0027 - Site Plan – JPI Great Southwest Parkway (City Council District 4). Site Plan for a multi-family development with 439 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

    Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant wishes to construct a multi-family development with 439 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of 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, screening, and tree mitigation requirements, and architectural design for special districts. In addition, UDC's Appendix W, Residential Development Standards addresses architectural and amenity requirements to encourage high standards that provide a quality residential development with a long lifespan. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

    Ryan Dauer 9001 Cypress Waters Blvd Suite 2A Dallas TX., stepped forward representing the case.

    Motion made by Chairperson Smith, Seconded by Commissioner Coca to close the public hearing and approve item STP-23-11-0027. The motion carried unanimously.

PUBLIC HEARING

15. SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 Macarthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd

    Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,312 sq. ft. convenience store with a gas sale on 2.04 acres. The proposal includes a fuel canopy with ten fuel stations facing Macarthur Boulevard.

The following variances are requested:

1. *Number of Parking Spaces – Variance to the maximum allowed parking space of 20 to allow a total of 52 parking spaces.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow the building to be constructed with windows that account for 39% of all facades.*

The Development Review Committee (DRC) and staff recommend approval with the following conditions:

1. *The cornices shall be constructed with either EIFS or other masonry materials permitted under Appendix F.*
2. *Illuminated LED bands are not allowed on the metal canopies on the building exterior.*
3. *Illuminated red bands around the fuel canopy are not allowed.*
4. *Truck idling within 300 feet of a residential structure shall be limited to a period not to exceed 15 minutes.*
5. *Applicant shall post "no-idling" signs on site.*

Commissioner Madden asked for clarification for the illuminated LED bands and the metal cornice. Chairperson Smith asked will the gas station be open 24 hours. Planning and Development Director stated all QuikTrip's are open 24 hours.

Robert Cabel – Miami Partners LLC P.O. BOX 601344 Dallas TX., stepped forward in support of this request. He stated he is the property owner and discussed the plans he has for the site next to this proposed lot.

Craig Honeywell 4588 Mountain Laurel Dr Grand Prairie Tx., stepped forward representing the case and gave a power point presentation. He discussed the variances and indicated he would like to request for conditions one through three removed from the DRC recommendations because they are using the same specs used in other approved sites. As far as the aluminum cornice only one of their a thousand stores has a EFIS cornice, and that store has been a problem for them, and the aluminum cornice is branding for QuikTrip. By allowing them to remove those three conditions, their stores will be consistent with other stores.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-23-10-0043 with variances and with staff recommendation of conditions four and five. The motion carried unanimously.

16. ZON-24-01-0001 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 2,100 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to amend the existing Planned Development District

No. 410 to allow 2,100 sq. ft. single family attached dwellings instead of the required 2,600 sq. ft. The Development Review Committee (DRC) recommends approval.

Ola Banwo 10119 Norman Ct Irving TX., stepped forward representing the case.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item ZON-24-01-0001. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:14 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary