



## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

### Meeting Minutes

### Planning and Zoning Commission Meeting

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Monday, March 11, 2024

6:00 PM

City Hall - Briefing Room

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#### BRIEFING SESSION

*Chairperson Smith called the Briefing meeting to order at 6:23 p.m.*

#### Call to Order

##### PRESENT

Chairperson Cheryl Smith  
Commissioner Ana Coca  
Commissioner Michelle Madden  
Commissioner Christopher Okoli  
Commissioner Tai Jones-Chapman

##### ABSENT

Vice Chairperson Julia Perez  
Commissioner John Fedorko  
Commissioner Frank Gonzalez  
Commissioner CJ Ramirez

#### EXECUTIVE SESSION

*There was no closed session.*

#### Agenda Review

*Staff briefed commissioners on cases. Commissioners discussed the Engineering review fees and what other cities have in place for item six.*

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#### 6:30 PM Council Chambers

#### REGULAR MEETING

*Chairperson Smith called the meeting to order at 6:41 p.m.*

#### Call to Order

##### PRESENT

Chairperson Cheryl Smith  
Commissioner Ana Coca

Commissioner Michelle Madden  
Commissioner Christopher Okoli  
Commissioner Tai Jones-Chapman

**ABSENT**

Vice Chairperson Julia Perez  
Commissioner John Fedorko  
Commissioner Frank Gonzalez  
Commissioner CJ Ramirez

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

1. Approval of Minutes of the February 26, 2024 P&Z meeting

**Approved on Consent Agenda**

**PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and table items two and three to the next P&Z meeting of 03/25/2024. The motion carried unanimously.*

2. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110<sup>TH</sup> St

**Tabled**

3. 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**

## PUBLIC HEARING

**Planner Brittany Musser stated the following case four and five will be presented together.**

4. CPA-24-01-0003 - Comprehensive Plan Amendment - 821 MacArthur (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. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd
5. 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. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

*Planner Brittany Musser presented the case report for item four and gave a power point presentation. She stated the applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to recommend approval of this request since the proposed use is inconsistent with the FLUM. However, staff does note that proposed zoning request is consistent with the land uses of abutting properties. 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.*

*Planner Brittany Musser presented the case report for item four and gave a power point presentation. She stated the applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. Lot 261 and partial lots 168 and 169 are all zoned Commercial (C) while the portion of the adjoining southern tract is zoned Single Family-Four (SF-4) Residential District. The SF-4 zoning district does not allow for any auto related uses. The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the commercial classified land use is inconsistent with the FLUM. However, the request is consistent with the commercial land use north of the subject property. 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.*

*Miguel Guevara Velazquez 7127 Hardwood Trail Dallas TX., stepped forward representing the case. Commissioner Madden asked if he is aware of any gravestones in the area where the zoning change is being proposed. Mr. Velazquez stated no. Maria Gomez 175 Lanier Rd Combine TX., noted support for this request but didn't wish to speak.*

*Motion made by Commissioner Madden, Seconded by Commissioner Coca to close the public hearing and approve items four and five. The motion carried unanimously.*

6. TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval

*Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is twofold: 1) to implement engineering review fees to recover City cost; and 2) to amend the engineering inspection fees to comply with H.B. 3492. Currently, the City does not charge engineering review fees. The calculation of the proposed fees was based on actual staff time to review plans as well as a survey of surrounding communities. The City currently charges engineering inspection fees of "Four (4) percent of the cost of the work." However, H.B. 3492 provides that "[a] municipality may not consider the cost of constructing or improving the public infrastructure for a subdivision, lot, or related property development in determining the amount of a fee." The fees proposed in the draft ordinance are approximated to be equal to or less than the fee that would be charged by a qualified independent third-party entity for the services provided. The intent of the proposed fees is to recover the cost of engineering review and inspections and is not intended to raise revenue beyond the estimated costs. The Development Review Committee (DRC) recommends approval.*

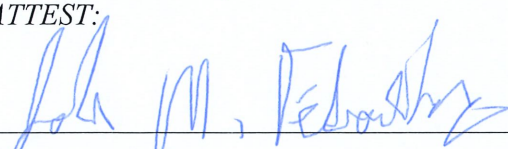
*Chairperson Smith stated she would have liked to see fee comparisons from other municipalities. Commissioner Chapman asked will the fees be reviewed annually. Ms. Ware stated this is folded in with budget annually and Engineering will monitor it.*

*Motion made by Chairperson Smith, Seconded by Commissioner Coca to close the public hearing and approve item TAM-24-01-0002. The motion carried unanimously.*

## **ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:01 p.m.*

  
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*Cheryl Smith, Chairperson*

ATTEST:  
  
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*John Fedorko, Secretary*