



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 12, 2022 AT 6:00 PM

MINUTES

BRIEFING SESSION - 6:00 PM

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Martin Caballero
Commissioner Michelle Madden

ABSENT

Commissioner Frank Gonzalez
Commissioner Quentin Pete Jr.

Agenda Review

5. STP-22-08-0038 - Site Plan – First Baptist Church at 950 Mayfield (City Council District 2). Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road

Planner June Sin presented the case report and gave a power point presentation.

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 Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Martin Caballero

Commissioner Quentin Pete Jr.
Commissioner Michelle Madden

ABSENT
Commissioner Frank Gonzalez

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

None

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item one. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

1. Approval of Minutes of the August 22, 2022, P&Z meeting

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and table items two through four to the next meeting of 09-26-2022. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

2. SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales and a Carwash on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

Tabled

3. CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 17.782 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

Tabled

4. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265 for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 522 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-22-08-0038 - Site Plan – First Baptist Church at 950 Mayfield (City Council District 2). Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct an additional gymnasium for the existing church campus. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The property is within the SH-161 and I-20 Corridor Overlay Districts and zoned PD-91.

The applicant is requesting the following variances:

1. *Horizontal & Vertical Articulation – Variance to the requirement of horizontal and vertical articulations on all four facades.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 16.25% of all facades.*
3. *Windows on Street Facing Facades – Variance to the requirement that windows account for 30% of southeast and northeast facades to allow the building to be constructed with 12% windows on the southeast facade and 4.5% windows on the northeast facade.*
4. *Awnings & Canopies – Variance to the requirement for covered walkways, awnings, canopies, or porticos along at least 25% of the length of all four facades to allow 12.7% of canopies.*

The Development Review Committee (DRC) recommends approval. Staff does not object to the requested variances, noting that gymnasiums typically do not have a lot of fenestrations and articulation.


David Waite 901 Main St Dallas TX., stepped forward representing the case.

Buddy White 4203 Adam Dr Grand Prairie TX., stepped forward in support of this request.

Motion made by Commissioner Coleman, Seconded by Commissioner Pete to close the public hearing and approve item STP-22-08-0038 with variances. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

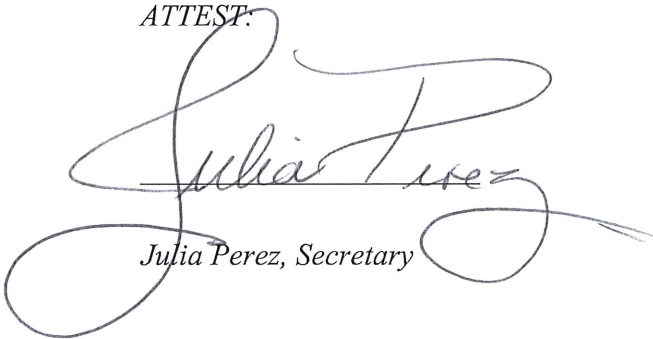
ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:45 p.m.

A handwritten signature in cursive script, appearing to read 'CS', written over a horizontal line.

Cheryl Smith, Chairperson

ATTEST:

A large, stylized handwritten signature in cursive script, appearing to read 'Julia Perez', written over a horizontal line.

Julia Perez, Secretary