



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, March 25, 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
Commissioner John Fedorko
Commissioner Ana Coca (entered meeting at 5:35 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez (entered meeting at 5:33 p.m.)
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT

Vice Chairperson Julia Perez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed the possibility of the nearby hospital reopening and if this proposed zoning change would complement the surrounding area for item six.

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
Commissioner John Fedorko

Commissioner Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT

Vice Chairperson Julia Perez

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 Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the March 11, 2024 P&Z meeting

Approved on Consent Agenda

2. PLT-24-02-0008 - Final Plat - Macias Estates (City Council District 1). Final Plat of Lot 1, Block A, Macias Estates Addition, creating one non-residential lot on 0.672 acres. Tract 236, John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH-161 Corridor Overlay District, with an approximate address of 3502 Hardrock Rd

Abraham Jackson 3502 Hardrock Rd Grand Prairie TX., noted support of this request and available for questions.

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and table item three to the next P&Z meeting 04/08/2024. The motion carried unanimously.

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

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-24-02-0006 - Site Plan Amendment - RCCG Church at 1775 W Bardin (City Council District 6). Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to revise the approved building elevations for a church on 9.12 acres. No changes are proposed to the approved site plan and landscape plan. The applicant is not requesting any variances. The Development Review Committee recommends approval.

Ola Banwo 10119 Norman Ct Irving TX., stepped forward representing case. He discussed the new changes to the building elevations due to budget constraints. He mentioned that the previous building design was based on an educational facility, and the church wanted to have more design elements to signify their building as a church.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item STP-24-02-0006. The motion carried unanimously.

PUBLIC HEARING

Senior Planner June Sin stated the following case five and six will be presented together.

5. CPA-24-02-0004 - Comprehensive Plan Amendment - WE Roberts Flex Office Warehouse (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St
6. ZON-24-02-0004 - Zoning Change/Concept Plan - WE Roberts Flex Office Warehouse (City Council District 1). Zone Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St

Senior Planner June Sin presented the case report for item five and gave a power point presentation. She stated the applicant is proposing to create a new Planned Development District to allow construction of two speculative office/warehouses. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the purpose of this request is to change the zoning from Hospital

District to a Planned Development District for limited Light Industrial uses to allow the development of two single-story speculative industrial buildings with a total floor area of 128,360 sq. ft. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, some of the proposed uses are generally consistent with the surrounding land uses outside of the hospital district. Some uses could serve as complimentary uses for the hospital. Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Taylor Mitcham 1280 E Lovee St Dallas TX., stepped forward representing case and gave a power point presentation. Randall Eardley 2201 E Lamer Blvd Ste 200E Arlington TX., noted support of this request and available for questions.

Chairperson Smith inquired about the nearest warehouse to this location. Ms. Sin indicated existing uses in proximity on provided presentation. Chairperson Smith asked if the applicant has possible tenants in line. Mr. Mitcham stated no but he plans to hire a brokerage team to look for both medical and distribution tenants. Planning and Development Rashad Jackson stated that the Economic Development department could also work with their brokerage to get the best tenants.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items five and six. The motion carried unanimously.

7. 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 110TH St

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 Specific Use Permit to allow Auto Sales (non-franchise used) land use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for Auto Sales (non-franchise used) use when located within a property zoned Light Industrial (LI). 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 applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Teresa Watters 1908 110th St Grand Prairie TX., stepped forward representing case. She stated staff has been wonderful throughout the entire process. She confirmed any cars parked out front for sale will be moved to the back parking lot and secured behind a locked gate every night.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coca to close the public hearing and approve item SUP-24-01-0003. The motion carried unanimously.

8. TAM-24-02-0003 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to change the listed use TV Station to TV Station/Media Studio and allow it by right in the Central Area zoning district; 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 to change the listed use "TV Station" to "TV Station/Media Studio" and to allow it by right in the Central Area zoning district. The change is to better align the land use designation with the operations of a media company that is relocating to downtown Grand Prairie. The Development Review Committee (DRC) recommends approval.

Commissioner Madden asked if by adding this use and allowing it by right in the Central Area (CA) zoning district, could this potentially off set the downtown master plan (for more retail/restaurants) the city has in place. Ms. Ware stated she doesn't foresee it being an issue.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve item TAM-24-02-0003. The motion carried unanimously.

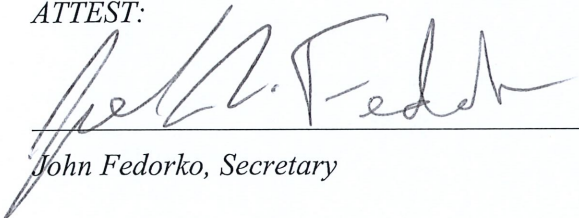
ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:17 p.m.



Cheryl Smith, Chairperson

ATTEST:



John Fedorko, Secretary