



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, SEPTEMBER 26, 2022 AT 5:30 PM**

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**MINUTES**

**BRIEFING SESSION - 5:30 PM**

Chairperson Smith called the Briefing meeting to order at 5:32 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. (entered meeting at 6:12 p.m.)  
Commissioner Michelle Madden  
Commissioner Frank Gonzalez

**Agenda Review**

3. 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, Carwash, and Drive Through Restaurant 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

*Senior Planner Dana Woods presented the case report and gave a power point presentation.*

4. 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 24.776 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

*Senior Planner Dana Woods presented the case report and gave a power point presentation. Commissioner Smith inquired about a TIA (traffic impact analysis). Transportation Planner Brett Huntsman stated one was done and there won't be any significant impact.*

5. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A 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 512 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

*Senior Planner Dana Woods presented the case report and gave a power point presentation.*

6. ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive

*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 6:31 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  
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 and two per staff recommendations. The motion carried 9-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.*

1. Approval of Minutes of the September 12, 2022, P&Z meeting

### **Approved on Consent Agenda**

2. PLT-22-08-0079 - Replat - 1000 Post & Paddock Rd (City Council District 1). Replat of Site 3-A and 3-B, Block 2, Industrial Community No. 7, Great Southwest Industrial District, creating two non-residential lots on 3.854 acres. Site 3, Block 2, Industrial Community No. 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, and addressed as 1000 Post and Paddock Road

*Chairperson Smith noted one speaker card submitted in support of this case.*

*Pete VanAmburch 301 Commerce #1399 Fort Worth TX*

### **Approved on Consent Agenda**

## **PUBLIC HEARING**

3. 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, Carwash, and Drive Through Restaurant 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

*Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant intends to construct a 4,930 Sq. Ft. convenience store with a 1,415 Sq. Ft. restaurant with a drive through. An automated car wash is also proposed on the same lot. All non-residential development must have a Site Plan approval by City Council. Additionally, these land uses require a Specific Use Permit approved by the Planning and Zoning Commission and City Council.*

*The following variances are requested:*

1. *50% Window Coverage by Length*
  - *The car wash has windows along 27% of the total length of all facades. Right of way facing facades have 45% (Lynn Creek) and 20% (SH-360).*



- *The convenience store/restaurant has windows along 47% of the total length of all facades. Right of way facing facades have 56% (Lynn Creek) and 37% (SH-360). The rear and east sides have 5% and 20%, respectively.*
- 2. *30% Window Coverage on Primary Facades*
  - *The car wash does not meet the 30% requirement. Right of way facing facades have 14% (SH-360) and 4% (Lynn Creek).*
  - *The west side of the convenience store and restaurant does not meet the 30% requirement and has 19%.*
- 3. *10% Maximum on Accent Materials*
  - *Both structures exceed allowable percentage of standing seam metal roof/siding. The car wash has 56% (Lynn Creek), 91% (back), and 11% (east). The convenience store/restaurant has 12% (SH-360) and 54% (back).*
  - *The car wash exceeds the allowable percentage of the wood slat mural system.*
- 4. *Maximum Allowable Height*
  - *Variance to the maximum allowable height to allow structures that exceed 25 ft.*

*The Development Review Committee (DRC) and staff recommends approval with the following conditions.*

1. *The applicant shall submit landscape plans and tree survey that meet UDC requirements prior to the preliminary plat being presented to the Planning and Zoning Commission. Additionally, landscape plans and tree survey shall be administratively approved if they meet UDC requirements.*
2. *The applicant shall provide a lidded waste receptacle that is accessible from the drive-through lane.*
3. *The percentage of standing seam metal roof/siding shall not exceed 30% per facade.*
4. *The wood slat mural system shall be engineered wood.*
5. *The applicant shall provide an enhanced gasoline canopy as required by Appendix F.*

*Mohamed Sharaf 105 YMCA Dr Waxahachie TX., stepped forward representing the case, he gave a summary of his family business and other developments around the city.*

*Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item SUP-22-06-0024 with variances and per staff recommendations. The motion carried 9-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.*

**Senior Planner Dana Woods stated the following cases 10 and 11 would be presented together but voted on separately.**

4. 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 24.776 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

5. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A 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 512 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

*Senior Planner Dana Woods presented the case report for item 4 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 158 Single Family Zero Lot Line homes, 93 Single Family Townhomes, and 261 Multi-Family residential units. This request is for a change from Mixed Residential to High Density Residential and Medium Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed development. The Mixed Residential Use designation is intended for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. These types of developments blend a variety of housing types but can also serve as a transition between neighborhoods with different densities. The following are policies to guide mixed residential areas:*

- *They should be integrated into mixed use areas.*
- *Can serve as a transition between areas of neighborhoods with different densities.*
- *Should be located near neighborhood retail and services.*
- *Should be pedestrian oriented.*

*Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan. Staff is unable to support the request because it is inconsistent with the FLUM. 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.*

*Senior Planner Dana Woods presented the case report for item 5 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from PD-265A to allow 158 Single Family Zero Lot Line homes, 93 Single Family Townhome units, and 261 Multi-Family residential units.*

*The following variances are requested:*

- 1. Minimum Lot Area for Single Family Zero Lot Line: The UDC requires 5,000 sq. ft. and 3,300 sq. ft. is proposed.*
- 2. Minimum Lot Width for Single Family Zero Lot Line: The UDC requires 50 ft. with Appendix X requiring 60 ft. where 30 sq. ft. is proposed.*
- 3. Minimum Front Yard for Single Family Zero Lot Line: The UDC requires 25 ft. where 20 ft. is proposed.*
- 4. Minimum Side Yard for Single Family Zero Lot Line: The UDC requires 0 and 10 ft. where 0 and 8 ft. is proposed.*
- 5. Maximum Height for Single Family Zero Lot Line: The UDC limits height to 25 ft. where a maximum of 30 ft. is proposed.*
- 6. Minimum Lot Area for Townhomes: The UDC designates a maximum of 30% of lots with 1,680-3,299 sq. ft. and requires a minimum of 70% of lots with  $\geq 30$  ft. where 100% is proposed in the smaller range.*
- 7. Minimum Lot Width for Townhomes: The UDC designates a maximum of 30% of lots to have a minimum width from 21-29 ft. and a minimum of 70%  $\geq$  of lots to have a minimum width of 30 ft. The applicant is proposing 100% of lots in the smaller range.*
- 8. Minimum Lot Depth for Townhomes: The UDC allows a maximum of 30% of lots to have a minimum depth of 80 to 99 ft. and requires a minimum of 70% of lots to have a minimum depth of  $\geq 100$  ft. where 100% of lots in the smaller range.*
- 9. Minimum Front Setback for Townhomes: The UDC requires a minimum of 17 ft. where 7 ft. is being proposed.*
- 10. Maximum Lot Coverage for Townhomes: The UDC limit is 60% where 68% is being proposed.*

*Staff is unable to fully support the development because a portion of the request does not align with the Future Land Use Map (FLUM). 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.*

*Jennifer Burns 3000 Magnolia Cir Colony TX., stepped forward representing the case.*

*Quadri Aramo 2600 N Central Expressway #250 Richardson TX., stepped forward representing the case.*

*Chairperson Smith noted two speaker cards submitted in support of this case.*

*Michael Smith 15250 Quorum Dr Addison TX.*

*Andrew Wiley 1341 Horton Cir Arlington TX.*

*Commissioner Madden stated concern with the single-family density and the on-street parking.*

*Commissioner Fedorko stated concerned with the density and number of variances.*

*Commissioner Pete stated concern with the width of the streets.*

*Motion made by Commissioner Fedorko, Seconded by Commissioner Coca to close the public hearing and table items four and five to the next meeting of 10/10/2022. The motion carried 8-*



*1. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Caballero. Voting Nay: Commissioner Pete*

6. ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive

*Planner June Sin presented the case report and gave a power point presentation. She stated the applicant is requesting to change the zoning of 0.69 acres. The property is in the Lakeland Heights single-family detached residential neighborhood. The applicant intends to subdivide the lot into six 5,000-square-foot lots and build six single-family houses on the property. If zoning is approved, the applicant would require variances to front setbacks and corner lot width. The Development Review Committee (DRC) is unable to recommend approval of this request because the requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.*

*Angel Rascon 2209 Varsity Dr Grand Prairie TX., stepped forward in support of this request, he stated this would increase the aesthetic of the neighborhood.*

*Jose Rubalcava 1912 Varsity Dr Grand Prairie TX., stepped forward in support of this request.*

*Chairperson Smith noted two speaker cards submitted in support of this case.*

*Laura Rubalcava 1912 Varsity Dr Grand Prairie TX*

*Eduardo Almaraz 1918 Varsity Dr Grand Prairie TX*

*Applicant Oziel Zuniga/ Dolphin Custom Homes 418 Breezeway Ct Cedar Hill TX., stepped forward presenting the case, he stated by building six lots it would be more cost effective to purchase a home in this economy.*

*Tommy Wilhoite 1929 Sheriff Dr Grand Prairie TX, stepped forward in opposition of this request, he stated would like for the applicant to only build four houses.*

*Marc Sanchez 1805 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, stated concern with the spacing of the houses and street parking.*

*Planner June Sin clarified the houses will be 10 feet apart with this approval.*

*Twila Ragar Thomas 1821 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, she stated the lots are too small to match current development in the neighborhood.*

*Dion Thomas 1821 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, he stated concern with the lot size and on-street parking.*

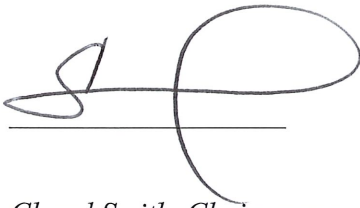


*Howard Ray 1006 E Coral Way Grand Prairie TX., stepped forward in opposition of this request, he stated Coral Way is a school route and on-street parking with cause problems.*

*Motion made by Commissioner Perez, Seconded by Commissioner Coca to close the public hearing and approve ZON-22-08-0020. The motion carried 3-6. Voting Yea: Chairperson Smith, Commissioner Perez, Commissioner Coca. Voting Nay: Commissioner Pete, Commissioner Coleman, Commissioner Madden, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Caballero.*

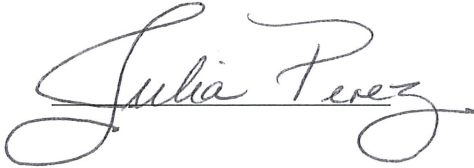
**ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:23 p.m.*

A handwritten signature in black ink, appearing to be 'CS', written over a horizontal line.

*Cheryl Smith, Chairperson*

**ATTEST:**

A handwritten signature in black ink, appearing to be 'Julia Perez', written over a horizontal line.

*Julia Perez, Secretary*