



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, OCTOBER 10, 2022 AT 5:30 PM

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 Ana Coca (entered meeting at 5:39 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez

ABSENT

Commissioner John Fedorko
Commissioner Martin Caballero
Commissioner Quentin Pete Jr.

Agenda Review

7. Master Thoroughfare Plan Amendment to Reclassify an Unnamed Minor Arterial, 4-lane Undivided Thoroughfare from W Shady Grove Rd to the W Rock Island Rd.

Transportation Director Walter Shumac presented the case report and gave a power point presentation. Commissioner Coleman asked if the developer will be paying for the development of the road. Mr. Shumac stated yes.

8. STP-22-08-0037 - Site Plan - GSW Phase II (City Council District 1). Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract 1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district, within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd

Senior Planner Charles Lee presented the case report and gave a power point presentation. Commissioner Madden asked why the developer is opposed to the masonry wall. Mr. Lee stated there is a retaining wall along this area and they have additional landscaping on top of the wall.

9. STP-22-08-0044 - Site Plan Amendment - Mayfield Road Industrial (City Council District 2). Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road

Senior Planner Charles Lee presented the case report and gave a power point presentation.

10. 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 on 10.98 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.

11. 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 and Multi-Family and a Concept Plan depicting 461 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.

12. ZON-22-08-0022 - Zoning Change/Concept Plan - 4106 Lake Ridge Retail (City Council District 6). Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy

Senior Planner Dana Woods presented the case report and gave a power point presentation. Commissioner Madden inquired about the lighting located in the rear. Planning Director Rashad Jackson stated they will probably be limited to a wall pack light but that is usually addressed in the site plan.

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 Ana Coca
Commissioner Michelle Madden
Commissioner Frank Gonzalez

ABSENT

Commissioner John Fedorko
Commissioner Martin Caballero
Commissioner Quentin Pete Jr.

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

None

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one through six. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

1. Approval of Minutes of the September 26, 2022, P&Z meeting

Approved on Consent Agenda

2. PLT-22-08-0087 - Final Plat - Lot 1, Block 1, Parkside on Carrier Addition (City Council District 3). Final Plat of Lot 1, Block 1, Parkside on Carrier Addition, creating a single lot on 2.85 acres Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Residential District, and addressed as 1217 S Carrier Parkway

Approved on Consent Agenda

3. PLT-22-08-0086 – Residential Replat - Lots 1 & 2, Block 1, Brickman on 23rd Addition (City Council District 5). Residential Replat of Lots 1 & 2, Block 1, Brickman on 23rd Addition, creating two residential lots on 0.502 acres, Lots 10 & 11, Block C, Western Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District (2F), within the 161 Corridor Overlay District, and addressed as 2214 & 2218 Dalworth Street

Approved on Consent Agenda

4. PLT-22-08-0081 - Final Plat - G Industrial (City Council District 1). Final Plat of Lot 1, Block 1, G Industrial Addition, creating one non-residential lot on 4.57 acres. Tract 43, John C. Read

Survey, Abstract 1183, page 875, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, and addressed as 1200 W. Oakdale Road

Approved on Consent Agenda

5. PLT-22-08-0083 – Replat – Dalworth Park Addition (City Council District 1). Replat of Lot 7-R, Block A, Dalworth Park Addition, creating one commercial lot on .723 acres. Lots 7, 8, and 9, Block A, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial District, and addressed as 2331 Dalworth St

Approved on Consent Agenda

6. PLT-22-08-0082 – Replat – MBSA Addition (City Council District 1). Replat of Lots 1 & 2, Block 1, MBSA Addition, creating two commercial lots on 6.179 acres. Lot 1R1, County Line Addition, and Lot 2, Block A, RES Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 371 (PD-371), and addressed as 2519 W Jefferson St and 415 S Great Southwest Pkwy

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

7. Master Thoroughfare Plan Amendment to Reclassify an Unnamed Minor Arterial, 4-lane Undivided Thoroughfare from W Shady Grove Rd to the W Rock Island Rd.

Transportation Director Walter Shumac presented the case report and gave a power point presentation. He stated city staff recommends reclassifying this section of roadway to a C2U. This designation would better suit the anticipated traffic volumes from the proposed and future development. This change would also ease design restrictions imposed by the minimum standards set in the UDC.

Gabriel Dowell, Traffic Engineer, 3011 Montrose Ct Heartland TX., stepped forward representing this case and there to answer any questions.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item seven. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

8. STP-22-08-0037 - Site Plan - GSW Phase II (City Council District 1). Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract

1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district, within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd

Senior Planner Charles Lee presented the case report and gave a power point presentation. He stated the applicant intends to construct five speculative industrial warehouse buildings totaling 1,382,045 sq. ft. on 101.14 acres. City Council must approve a site plan for any project involving industrial uses or new construction exceeding five acres. 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, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic impacts associated with large warehouses, outside storage, and distribution-logistical developments.

The applicant is requested the following variances:

- 1. Variance to exceed 115% of Required Parking Spaces – The applicant is requesting to exceed the maximum allowable number of parking spaces.*
- 2. Variance to the required non-residential screening requirement of constructing a Type 1 masonry screening wall along the property line located in front of Building C, adjacent to the single-family zoned property to the east.*

Development Review Committee (DRC) recommends approval, and the staff has no objections to the variances requested.

Sony David, Langan Engineering, 8951 Cypress Waters Blvd Coppell TX., stepped forward representing this case and there to answer any questions.

Gabriel Dowell, Traffic Engineer, 3011 Montrose Ct Heartland TX., stepped forward representing this case and there to answer any questions.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item STP-22-08-0037 with variances. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

9. STP-22-08-0044 - Site Plan Amendment - Mayfield Road Industrial (City Council District 2). Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road

Senior Planner Charles Lee presented the case report and gave a power point presentation. He stated the purpose of the site plan amendment is to remove the trailer parking designated on

the site and replace it with standard vehicular parking. The proposal provides additional landscaping islands, trees, and shrubs. The applicant intends to replace the 20 trailer parking spaces with 54 standard vehicle spaces for employees and visitors. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses with a building exceeding 50,000 square feet. 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. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and traffic impacts associated with large warehouses, outside storage, and distribution-logistical related developments exceeding five acres in size.

The applicant is requesting the following variances:

- 1. Variance to Exceed 115% of Required Parking Spaces – The applicant is requesting to exceed the maximum allowable number of parking spaces.*
- 2. Variance to allow more than two rows of parking adjacent to a street.*
- 3. Variance to the side yard setback. City Council already granted this variance with the original site plan (Case Number S210405).*

The Development Review Committee (DRC) recommends approval as submitted.

John Goode 7557 Ramble Rd Dallas TX., stepped forward representing this case and there to answer any questions.

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve items STP-22-08-0044 per DRC recommendations. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

PUBLIC HEARING

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

10. 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 on 10.98 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

11. 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 and Multi-Family and a Concept Plan depicting 461 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 10 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 200 Single Family Zero Lot Line homes and 261 Multi-Family residential units. This request is for a change from Mixed Residential to High 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.*

High density residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.*
- They serve as a buffer between commercial or retail uses and lower density residential areas*

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 11 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from PD-265A to allow 200 Single Family Zero Lot Line homes, and 261 Multi-Family residential units.

The applicant is requesting the following variances:

1. *Minimum Lot Area for Single Family Zero Lot Line: The UDC requires 5,000 sq. ft. and 3,648 sq. ft. is proposed.*
2. *Minimum Lot Width for Single Family Zero Lot Line: The UDC requires 50 ft. where 32 ft. is proposed.*
3. *Minimum Side Yard for Single Family Zero Lot Line: The UDC requires 0 and 10 ft. where 5 ft. on both sides is proposed for most units.*
4. *Maximum Height for Single Family Zero Lot Line: The UDC limits height to 25 ft. where a maximum of 30 ft. is proposed.*

Staff is unable to fully support the development because the multi-family portion of the request does not align with the Mixed Residential Designation of the Future Land Use Map (FLUM). Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. 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. Should the Planning and Zoning Commission recommend approval of this request, staff recommends requiring 0/10 ft. side setbacks because a 10 ft. side yard provides more usable space for future residents than a 5 ft. setback on either side of the house.

Quadri Akamo 2000 N Central Expwy #250 Richardson TX., stepped forward representing the case.

Commissioner Smith thanked the applicant for the changes made to the concept plan.

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

*Jennifer Burns 3600 Magnolia Cir The Colony TX.
Andrew Wiley 1341 Horton Cir Arlington TX.*

David Yaqubian 609 W Springdale ln Grand Prairie TX., stepped forward in favor of this request, he stated he prefers for this undeveloped be left alone for the sake of air quality but if it must be developed, he would like for it to be a higher density.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item CPA-22-07-0008 as presented by applicant. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item ZON-22-05-0015 per DRC recommendation with conditions. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

12. ZON-22-08-0022 - Zoning Change/Concept Plan - 4106 Lake Ridge Retail (City Council District 6). Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb

Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the purpose of the request is change Single Family One zoning to General Retail zoning to allow the development of a strip retail center. Two property owners are working together to rezone the subject property. This request does align with the Future Land Use Map (FLUM). The Planned Development District (PD) is intended to align the zoning of the property with the Future Land Use Map. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. A Planned Development District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance.

The applicant is requesting the following variances:

- 1. Parking Setback from Right of Way (ROW): Appendix F requires a 30-foot setback of parking. Applicant is providing 23.7 ft. Note the exceptionally wide ROW on these parcels.*
- 2. Maximum Height: The Unified Development Code specifies a maximum height of 25 ft. for the General Retail (GR) zoning district. The applicant is requesting a maximum height of 30 ft.*

The Development Review Committee (DRC) recommends approval with the following conditions:

- Access off of Ernie Ln and Vicky Ln shall be prohibited.*
- The applicant shall provide the required masonry screening wall along the west boundary.*

Commissioner Gonzalez asked how it is determined when more than one entrance is required for a development. Transportation Director Walter Shumac stated they look at the volume of traffic anticipated.

Jennifer Lynn Raley 4106 Lake Ridge Dr Grand Prairie TX., stepped forward representing this case, she asked for approval with stipulations.

Henry Nguyen, Civil Engineer, 1330 Glenfield Avenue Dallas TX., stepped forward in support of this request.

David Yaqubian 609 W Springdale Ln Grand Prairie TX., stepped forward in support of this request, he recommended a mixed use with retail at the bottom and residential on top.

Debbie Johnston 1651 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request, she stated she wants the owner to sell her land, however they do not want certain uses allowed.

Gary Chandler 1626 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request, he stated it was known all along that development would come but requested not to approve any variances. Also, stated concern with people parking in the cul-de-sacs to shop in the retail center.

Jasper Walker 1622 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request, he stated concern with the access in and out the retail center.

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

Joanne Goforth 1653 Ernie Ln Grand Prairie TX.

Karla Chandler 1626 Ernie Ln Grand Prairie TX.

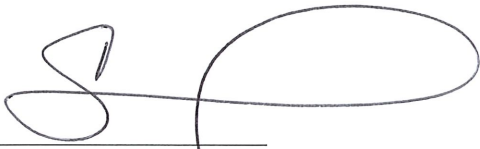
Jeanine Walker 1622 Ernie Ln Grand Prairie TX.

Staff and Commissioners discussed adding stipulations to the planned development (ordinance).

Motion made by Commissioner Coca, Seconded by Commissioner Perez to close the public hearing and approve item ZON-22-08-0022 per DRC recommendations with an 8ft masonry wall and to prohibit liquor stores, vape stores and tattoo parlor. The motion carried 6-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Coca.

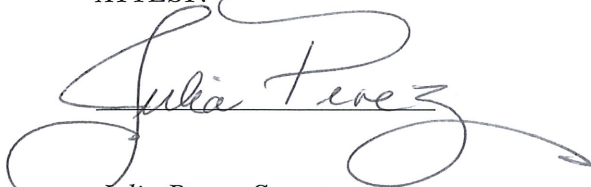
ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:04 p.m.



Cheryl Smith, Chairperson

ATTEST:



Julia Perez, Secretary