



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 22, 2021**

COMMISSIONERS BRIEFING

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum, Julia Perez

CITY STAFF PRESENT: Deputy City Manager, Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Charles Lee, Senior Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:34 p.m.

AGENDA REVIEW #6 – Moratorium on Multifamily Development. Planning and Development Director Rashad Jackson presented the case report and gave a Power Point presentation for a Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses.

Commissioner Smith asked if staff could provide the commissioners with a complete multifamily development list. Mr. Jackson stated the list that was given to them last meeting is the most recent up to date list.

Commissioner Moser asked anything submitted to staff after February 19, 2021 cannot proceed until 120 days from Moratorium. Mr. Jackson stated that is correct.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

At 5:44 p.m. Commissioner Perez was present at the meeting.

ITEM #7 – SU210201/S210201 - Specific Use Permit/Site Plan - Lone Star Off Road Park (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd.

Commissioner Smith asked what the use will be. Ms. Ware stated the developer will create trails for people to drive through with their four wheelers and there are other locations in Texas.

Commissioner Connor asked who came up with this idea. Deputy City Manager, Bill Hills stated it is for off road vehicles to take them off road and no trails will be extremely dangerous. This property is owned by the city and its flood plain and vacant, so he believes this Jeep Park is a perfect use of this property. It will allow people to come out with their jeeps and have fun while helping our economy with them spending their money in our city.

Commissioner Moser asked if the applicant will be paying rent to the city for using the land. Mr. Hills stated yes, the city has a contract with the entity.

ITEM #8 – Z210101/CP210101 - Zoning Change/Concept Plan - PD to Duplexes at 720 W. Polo Rd. (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan creating a Planned Development District with a base zoning of Single Family Attached. The Concept Plan depicts 24 units on 2.911 acres. Tract 11.3, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-174, and addressed as 720 W Polo Rd.

Commissioner Connor asked what it means zoning doesn't support FLUM. Mr. Lee stated staff tries to be consistent with the future land use map.

COVID Meeting Procedures

Mr. Jackson stated we are going to get in line with city council and for March, Planning and Zoning meetings will take place in person and specified they will follow social distancing rules.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

Mr. Hills stated they have been keeping an eye on COVID numbers and feel like it is at a safe point for in person meetings. Everyone will still have to follow one hundred percent of the COVID protocols and no one who will be presenting will be able to get within six feet of staff.

Commissioner Connor asked will temperatures be taken at the door. Mr. Hills stated there is a temperature reader at the entrance of City Hall.

REGULAR MEETING

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Charles Lee, Senior Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 8, 2021.

CONSENT PUBLIC HEARING AGENDA Item #2 – P210204 - Final Plat - Jefferson at Grand Prairie (City Council District 6). Final Plat of Lot 2, Block 1, Jefferson at Grand Prairie Addition creating one lot for multifamily development. Lot 1, Block 1, Jefferson at Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas zoned PD-400 (Multifamily), and addressed as 1225 IH-20.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

ITEM #3 – RP210202 - Replat - Florence Hill Addition No. 1, Lots 38-R1 and 38R-2 (City Council District 6). Replat dividing one lot into two; Lots 38R-1 & 38R-2, Florence Hill Addition No. 1, creating two single family detached residential lots on 1.008 acres. Lots 38R-1 and 38R-2, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84 District, and addressed as 918 Alspaugh Lane.

ITEM #4 – RP210203 - Replat - Florence Hill Addition No. 1, Lots 3R-1 and 3R-2 (City Council District 6). Replat dividing one lot into two; Lots 3R-1 & 3R-2, Florence Hill Addition No. 1, creating two single family detached residential lots on 1.009 acres. Lots 3R-1 and 3R-2, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84 District, and addressed as 825 Alspaugh Lane.

ITEM #5 – RP201001 - Replat - Great Southwest - South, Lot 92R (City Council District 1). Replat of Sites 92 and 93, Great Southwest-South, Great Southwest Industrial District Addition, creating one lot out of two. Sites 92 and 93, Great Southwest-South, Great Southwest Industrial District Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2610 and 2626 W Pioneer Pkwy.

Vice Chairperson Moser moved to pull the minutes from the consent agenda and table for March 8, 2021 meeting.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Coleman, Hedin, Perez, Fedorko, Spare

Nays: none

Vote: 8-0

Motion: **carried.**

Vice Chairperson Moser moved to approve cases P210204, RP210202, RP210203, RP201001.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Coleman, Hedin, Perez, Fedorko, Spare

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

Nays: none

Vote: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA: ITEM # 6 – Moratorium on Multifamily Development.

Planning and Development Director Rashad Jackson presented the case report and gave a Power Point presentation for a Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses.

Mr. Jackson stated Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses.

- February 18, 2021: First Public Hearing and First Reading of the Ordinance. City Council approved by a vote of 8-0.
- February 22, 2021: Second Public Hearing.
- March 2, 2021: Second Ready of the Ordinance.

Commissioner Spare thanked Rashad and City Council for taking action with the moratorium.

Commissioner Connor echoed Mr. Spares comments.

Commissioner Smith stated she appreciates the time staff has put in this moratorium.

Nichole Schmeideskamp 607 Cancun St Grand Prairie Tx stepped forward in support of this request and asked if Marshall and Beltline project is part of the Moratorium. Mr. Jackson stated those projects were submitted prior to February 18, 2021 and they will continue with their request.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

Sylvia Gomez 1435 SE 4th St Grand Prairie TX., asked what demographic standards the city requires the developers to present. Mr. Jackson stated staff always gives comments to developers to stay consistent with surrounding development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and make the recommendation for the Moratorium on Multifamily Development.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Connor, Moser, Smith, Coleman, Hedin, Perez, Fedorko, Spare

Nays: none

Vote: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA: ITEM # 7– SU210201/S210201 - Specific Use Permit/Site Plan - Lone Star Off Road Park (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd.

Ms. Ware stated the applicant intends to open Lone Star Off Road Park, a park for four-wheel, off-road vehicles, on 128.18 acres off Hunter Ferrell Rd. The proposed use, Outdoor Amusement Services, requires a Specific Use Permit. 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 potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The applicant is proposing to open a park for four-wheel, off-road vehicles. The park will be open seven days a week from dawn until dusk. Trails for the off-road vehicles will be cut through the underbrush. The trails will be six feet in width and vary in the level of difficulty. The proposed entrance to the park is off Levee Rd and will be gated. The applicant is proposing to place a ticket booth and portable restrooms near the entrance.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

Trash Plan

The applicant plans to use three 55-gallon barrels as trash cans. They will be elevated and mounted on trees. The trash barrels will be emptied each day and the bags placed in a two-yard dumpster near the entrance. The dumpster will have a temporary enclosure with a rock pad.

Evacuation Plan

All of the property is within the floodplain and a significant portion is within the floodway. In the event of a storm and possible flooding, the applicant will load the ticket booth and portable restrooms onto a trailer and remove them from the site. The park will be closed, and the entrance gate locked to prevent access to the site.

Emergency Response Plan

The applicant will place numbered and color-coded markers every 100 feet along the trails. In the event of an emergency, the markers will allow park employees to find the location of park guests.

Lone Star Trail

The entrance to the park crosses the Lone Star Trail. The applicant will be required to install signage warning guests exiting the park to look for trail users. The applicant will be responsible for keeping the trail clear of mud and debris left by vehicles exiting the park.

The site plan depicts a large parking area on the site. The Unified Development Code requires parking areas to be elevated and paved with an approved surface. The applicant is not proposing to make any improvements to the parking area; vehicles would be parking on an unimproved surface.

The Development Review Committee (DRC) recommends approval. The site is currently undevelopable due to the extensive floodplain. Staff finds the proposed use, temporary in nature, could be a feasible use of the property until a plan is established to reclaim the floodplain and possibly develop the site.

Commissioner Connor asked in the event of a flood, is there only one way in and one way out. Ms. Ware stated correct, there is only one entrance. Mr. Connor asked how they will handle emergency situations. Ms. Ware stated they will keep track on how many vehicles enter the trails and make sure everyone is out.

Nichole Schmiedeskamp 607 Cancun St Grand Prairie TX asked what the dust is going to look like in the area with off roading. Ms. Ware stated developer devised the trails to leave as much natural vegetation as possible.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

Ken Schaumburg 8430 Blue Hebron Ct Fort Worth TX stepped forward representing the case. He stated he thinks it is going to be a great amenity for the city and encourages everyone to come out.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU210201/S210201 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Coleman, Hedin, Perez, Fedorko, Spare

Nays: none

Vote: 8-0

Motion: **carried**

ITEM # 8– Z210101/CP210101 - Zoning Change/Concept Plan - PD to Duplexes at 720 W. Polo Rd. (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan creating a Planned Development District with a base zoning of Single Family Attached. The Concept Plan depicts 24 units on 2.911 acres. Tract 11.3, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-174, and addressed as 720 W Polo Rd.

Mr. Lee stated the purpose of the request is to rezone the subject property to a Planned Development District to facilitate a single family attached residential development on 2.91 acres. The subject property is currently zoned PD-174 for General Retail uses. The Concept Plan depicts 11, two-story single family residential attached buildings consisting of 10-duplexes and one triplex. Three common open space areas are provided, with two areas located towards the entryway and another common area located on the north side of the development. A residential street connecting from W. Polo Road provides direct access to the development. The units have front-loaded, double car garages with a landscaped island between each unit's driveway.

The applicant is not requesting any variances.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021

PD-174 district designates the area of this request for Retail uses. The FLUM designates this area as Commercial/Retail/Office. Since the proposal is inconsistent with the FLUM designation, staff is unable to support the request as presented.

Commissioner Moser asked if public notices were sent out for this project and did anyone respond in opposition or support. Mr. Lee stated about 45 notices were sent out and didn't receive any response.

Applicant Olushola Morohunfolu 4225 Palma Dr. Mansfield Tx., stepped forward representing this case, he stated he would like to thank staff for their work and believes this is a great development for this area.

Commissioner Coleman asked is the property currently owned or under contract. Mr. Morohunfolu stated it is currently under contract. Mr. Coleman asked will the duplexes be for sale or rent. Mr. Morohunfolu stated for sale.

Commissioner Moser asked what the average square foot of each unit is.

Ola Banwo 6804 Vero Dr Plano TX., stepped forward representing this case, he stated each unit is a 3 bedroom/3 bathroom 2,600 sq ft for sale.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case Z210101/CP210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Connor, Moser, Smith, Coleman, Hedin, Perez, Fedorko, Spare

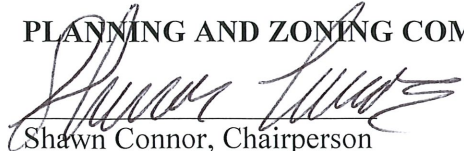
Nays: none

Vote: 8-0


Motion: **carried**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 7:46 p.m.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 22, 2021


Shawn Connor, Chairperson

ATTEST:


Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.