



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 14, 2020**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Hills, Deputy City Manager, Rashad Jackson, Planning Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Hedin 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 August 24, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Preliminary Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39.

Item #3 – P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Final Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39.

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Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

Vice Chairperson Connor moved to approve the minutes, cases P200902, and P200903.

Motion: Connor

Second: Moser

Ayes: Spare, Connor, Coleman, Landrum, Fisher, Smith, Perez, Hedin, Moser

Nays: None

Approved: 9-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION #4: S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road.

Mr. Lee stated the applicant intends to construct a 335,687 sq. ft. office/warehouse building on 19.30 acres. The proposed site consists of multiple undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses with buildings 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. Appendix X: Industrial Development Standards of the UDC addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The applicant is not requesting any variances and the Development Review Committee (DRC) recommends approval.

Vice-Chairperson Connor asked what does extended wing wall provided mean? Mr. Lee stated it is additional screening for docked doors that are visible to the street.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S200902.

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The action and vote recorded as follows:

Motion: Coleman

Second: Hedin

Ayes: Spare, Connor, Coleman, Landrum, Fisher, Smith, Perez, Hedin, Moser

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #5: SU200903/S200903 - Site Plan - PJ's Coffee (City Council District 5). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan request to authorize construction a 2,580 sq. ft. restaurant with a drive-through on 0.50 acres. The proposed development is situated in the Richard Wilson Survey, Abstract No. 1578, Sheets Addition, Block A, Lot 2, Grand Prairie, Dallas County, Texas, generally located east of N. Belt Line Road approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. The property is zoned Commercial (C) District.

Mr. Lee stated the applicant intends to construct a 2,580 sq. ft. restaurant with drive through on 0.50 acres. Drive through restaurants require a Specific Use Permit. Development at this location requires a Specific Use Permit and Site Plan approval by City Council. The proposed use is a Restaurant (Coffee Shop) with a Drive Through. The Site Plan includes a 2,580 sq. ft. restaurant with one way circulation, dumpster enclosure, drive aisle, and 22 parking spaces. The site will be accessible from a commercial drive along northbound N. Belt Line Road. The drive-through lane wraps around the building. The menu board is located at rear of the building and the pickup window is located on the north side of the building. The site includes an outdoor seating area at the building entrance underneath a decorative canopy. The applicant is not requesting any variances and the Development Review Committee (DRC) recommends approval with the following condition:

1. The applicant shall create and file a shared facilities agreement that addresses the shared parking, shared dumpster, and any necessary adjustments to the frequency of garbage collection.

Commissioner Smith stated she is concerned if approved and once they open, what standards of social distancing would they have in place during the COVID pandemic? Mr. Lee stated he is not aware of any additional social distancing spacing beyond what Dallas County already has in place. Commissioner Smith asked if approved when would the coffee shop open for business. Mr. Lee stated applicant is here to speak on the opening dates. Mr. Dempsey stated the planning department

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regulates land uses and any regulation pertaining to a Specific Use Permit but in terms of public health requirements we wouldn't have any regulations.

Mark Sheets, 612 & 614 N. Beltline Grand Prairie, Tx. 75050 stepped forward representing the case. Mr. Sheets stated once the SUP is approved, they will move fast into trying to open the coffee shop.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve as recommended by staff case SU200903/S200903.

The action and vote recorded as follows:

Motion: Moser

Second: Connor

Ayes: Spare, Connor, Coleman, Landrum, Fisher, Smith, Perez, Hedin, Moser

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #6: SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Chief City Planner, Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

Ms. Ware stated the applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a front reception area, in which the applicant plans to create a small art gallery, and space for tattoo/piercing stations. The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and

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- Hours of operation shall not extend beyond midnight.

The Development Review Committee (DRC) recommends approval with the condition that the applicant comply with the operation conditions in the UDC.

Vice-Chairperson Connor asked will the parlor consist of only doing tattoos or will they also do body piercing? Ms. Ware stated the Specific Use Permit is for both tattoo and body piercing for one single use.

Keisha Grayson with Majesty Hair and Beauty, 113 Main St. Grand Prairie Tx. 75050 stated she is opposing to the SUP because it isn't the right environment for the tattoo parlor considering there is a school in the same zoning, and it would bring in traffic. Chairperson Spare asked if the proposed owner reached out to her? Ms. Grayson stated no he has not. Chairperson Spare asked if there are any regulations about tattoo parlors being in the same zoning with school districts? Ms. Ware stated there are limitations on spacing proximity and it is measured around property lines in which this proposal location is allowed, and it is consistent with the requirements and UDC.

Commissioner Smith asked Ms. Grayson how long has she had her business at this location? Ms. Grayson stated she has been there for 5 1/2 years. Commissioner Smith went on to ask if she received anything in writing from the potential owner and has any of her clients made any comments pertaining to the proposed tattoo parlor? Ms. Grayson stated the only thing she has received was the public hearing notice but hasn't received anything from the potential owner. She also stated her clients oppose to it due to traffic concerns in terms making it unsafe. Chairperson Spare asked what type of traffic is Ms. Grayson worried about? Ms. Grayson stated she stays at the salon late and she wouldn't feel safe after hours. Mr. Spare asked what are her business hours? Ms. Grayson replied her business hours are from 10am – 10pm.

Commissioner Perez asked Ms. Grayson if she has any clients that have tattoos? Ms. Grayson stated she wouldn't know. Ms. Perez stated there are many people with visible tattoos and it isn't a certain type of person who has tattoos. Ms. Grayson stated downtown has more of a family-oriented environment and a tattoo business brings concerns in which she feels it would compromise the integrity environment. Ms. Perez stated times are different and we should all be a bit more open minded and embrace all businesses because everyone needs to make a living. Mr. Moser stated he agrees with Ms. Perez's statement.

David Hilary, 115 E. Main St., 113 E. Main St. stated he is the owner of the three locations next to the proposed parlor and his tenants have complained and expressed their concern about the possibility of this tattoo business being next door. He is concerned of losing his tenants over this matter and expressed if SUP is approved, he will move his business to another city. Mr. Spare stated from what he understands there is a stereotype of a tattoo parlor and what kind of people it would bring to the neighborhood.

Gayle Walters, 113 ½ E. Main St. stated she opposes to the tattoo parlor due to a school being directly across the street and it would bring a wrong type of atmosphere.

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JR Kitchens, 109 E. Main St., stated he is a tattoo guy and he doesn't feel like the tattoo parlor would be a threat to anyone. He also agrees with the commissioners about everyone deserving the opportunity to open a business within the city and he is in support of this tattoo parlor. Ms. Perez stated she would like to thank Mr. Kitchens for coming out and stating his opinion and believes we all have a right to have a business anywhere within the city.

Juno Alaskah, 324 SE 11th St. Grand Prairie Tx., stepped forward representing the case and stated he hears everyone's concerns and he went on to address them. He has been a tattoo artist for 13 years and is good friends with the tenant of Angel's Salon for 15 years now. He has a diverse cliental ranging from 13 years old to elders. Anyone under the age of 18 wishing to get a piercing need to have a consent form from parents and they would also need to be present. No one under the age of 18 would be able to get a tattoo. Mr. Alaskah went on to state he strives to make his appointments during the day to avoid working long hours at night. Mr. Connor asked how many artists will be in the shop. Mr. Alaskah stated he would only have three artists at the max. Mr. Connor asked what is the hiring process for artists? Mr. Alaskah stated he as the owner would decide what artist would be in the shop.

Commissioner Hedin asked what the store front signage look like. Mr. Alaskah stated the tattoo shop will be called a studio and he will have a simple, clean, non-flashy logo outside the shop. Mr. Moser asked what kind of art gallery ideas he has for his seating area. Mr. Alaskah stated he would use that space for clients to hang out and for artists to showcase their artwork.

Commissioner Smith asked how close in proximity is the school and what kind of school is it. Ms. Ware stated it is a charter school called Uplift Prep and the way the Unified Development Code is written the distance is measured from front door to front door and this location meets those requirements.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case SU200901.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

Ayes: Spare, Connor, Coleman, Fisher, Perez, Hedin, Moser

Nays: Smith, Landrum

Approved: 7-2

Motion: **carried.**

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PUBLIC HEARING TABLE ITEM #7: Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Planned Development-Office Zoning District and Site Plan to allow for a 130' height (monopole) cellular communications tower location. The 0.057-acre property situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Highway 161, specifically addressed as 1700 Lower Tarrant Rd. The property is within the SH 161 Corridor Overlay District.

Mr. Lee stated in accordance with the applicant's Operational Plan, the location, design and functions of the 130' steel monopole will serve growing wireless users within the SH 161 corridor. In addition, it will provide a critical link to Nation's FirstNet system and allow for dedicated frequencies for Grand Prairie' First Responders. The closest cellular tower is nearly two miles (7,050 ft.) to the east along Wildlife Pkwy. The site is located just south of the City of Grand Prairie's utility facility along Lower Tarrant Road and approximately 530' north of the Trinity River. The 3,350 sq. ft. site consists of the proposed tower and a small unmanned (elevated) utility structure, housing generators and miscellaneous communication equipment. The site shall be secured with minimum six-foot chain-link fence with overhead barbed wire along the perimeter. Due to the benefits of the proposed increase in service to residents and first responders, staff is amenable to the proposed request for a Planned Development-Office District and Site Plan approval for construction and operation of a 130' Monopole Cellular Tower subject to conformance with:

- FAA standards for communication towers.
- Flood plain development requirements for structures located within the 100 yr. flood plain as determined by the Engineering Department.

The Commission granting the following exceptions:

- Exception to the ratio of 3' to 1' height setback distance from residential zoned district.
- Telecommunications facilities be located on a platted lot.

Doug Henderson, Crafton Communications Inc., 1870 Crown Dr. Dallas TX. stepped forward representing the case and stated the property is owned by the Grand Prairie Gun Club. Commissioner Moser asked to describe the tower system. Mr. Henderson stated the use for the cell tower will be dedicated exclusively to first responders in emergency situations and not for the public. Mr. Moser asked if the tower is exclusive to AT&T. Mr. Henderson stated Verizon is also working on setting up their own tower.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case Z200901.

The action and vote recorded as follows:

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Motion: Moser

Second: Perez

Ayes: Spare, Connor, Coleman, Landrum, Fisher, Smith, Perez, Hedin, Moser

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #8: Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). Planner, Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single-family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	GR	Commercial Office
South	GR	Single-Family Residences
West	GR	Single-Family Residences
East	GR	Single-Family Residences; Storage Building

Mr. Tooley stated the applicant is requesting a zoning change from General Retail (GR) District to Single Family-Six (SF-6) District to allow the construction of a single-family detached home. If the property is rezoned to Single Family-Six (SF-6) District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. In order for the property to meet all the conditions of Single Family-Six District, the applicant will be required to replat the property from two lots into one lot. The zoning of General Retail District for this location and along Dalworth Street has been in place since the 1970's. In the last four years, City Council has approved similar zoning requests along Dalworth Street. The applicant is not requesting any variances. The Development Review Committee recommends approval of the requested zoning change from General Retail (GR) District to Single Family-Six (SF-6) District subject to the following condition:

- The property will need to be replatted from two lots into one to meet all the conditions of SF-6 zoning district.

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There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case Z200902.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

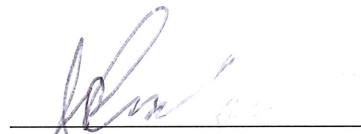
Ayes: Spare, Connor, Coleman, Landrum, Fisher, Smith, Perez, Hedin, Moser

Nays: None

Approved: 9-0


Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:54 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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