



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 8, 2021**

**COMMISSIONERS BRIEFING**

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

COMMISSIONERS ABSENT: none

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, Jonathan Tooley, 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 #1 – Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd.

Commissioner Spare asked if the petition with over 200 signatures the most recent petition is. Ms. Ware stated yes.

Commissioner Perez stated the city needs more affordable housing in this district.

Commissioner Connor stated he understands what Ms. Perez stated about affordable housing but 20 years down the line they will not be maintained and believes the city already has too many apartments.

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Commissioner Spare stated residents purchased their homes with the understanding the parcel next to them was zoned for single family/general retail and not multi family. By adding these apartments their property values will go down and there will be an increase of traffic on Belt Line and the city must protect the homeowners.

Deputy City Manager, Bill Hills stated the developer has heard the concerns of the neighborhood and has requested for this item to be tabled, so they can work with the residents to find a solution.

ITEM #2 – Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Senior Planner Dana Woods presented the case report and gave a Power Point presentation for a Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, partially included within the SH 161 Corridor Overlay District, and addressed as 108 Shady Grove Rd.

Planning and Development Director, Rashad Jackson stated the developer requested for item to be tabled.

ITEM #3 – P210203-Final Plat- Continental Fund 519 Subdivision (City Council District 2). Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway

Commissioner Moser asked for the history of this item. Senior Planner Charles Lee stated this is a final plat for apartments and the name changed per the developer's request. In July 2018 the Planning & Zoning Commission approved a Preliminary Plat for Forum at Sara Jane Addition (Case Number P180303) to establish three lots on 55.579 acres. In October 2020 City Council approved PD-405 (Case Number Z200903/CP20091) for multi-family residential uses on 18.975 acres. In December 2020 City Council approved a Site Plan (Case Number S201104) for a 276-unit multi-family residential development on 18.975 acres.

ITEM #4 – COVID Meeting Procedures

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Planning and Development Director, Rashad Jackson stated city managers office is reevaluating location for the meetings for March to see if they will continue via video conference, in person or hybrid.

Commissioner Smith stated COVID positive rates are still increasing in both Tarrant and Dallas County and asked to carefully consider before appointing in person meetings again.

### **REGULAR MEETING**

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

COMMISSIONERS ABSENT: none

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 meeting to order by Video Conference at 6:31 p.m. and Commissioner Moser gave the invocation, and Commissioner Fedorko 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 January 25, 2021.

CONSENT PUBLIC HEARING AGENDA Item #2 – P210201 - Minor Subdivision Plat - Ernesto Fabian Addition, Lots 1-3 Minor Plat (City Council District 5). Minor Subdivision Plat of Lots 1, 2, and 3, Ernesto Fabian Addition, creating three residential lots on .99 Acres. Lots 1, 2, and 3, Ernesto Fabian Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District (SF-4) and addressed as 1002 Small St.

Item #3 – P210202 - Final Plat - TCC MacArthur Addition, Lots 1-3, Block 1 (City Council District 1). Final Plat of Lots 1,2 and 3, Block 1, TCC MacArthur Addition, creating three non-



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residential lots on 215.91 acres. Lots 1,2 and 3, Block 1, TCC MacArthur Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the IH 30 Corridor Overlay District and addressed as 2250 E. IH 30 Service Road.

Item #4 – P210203-Final Plat- Continental Fund 519 Subdivision (City Council District 2). Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway.

Item #5 – RP210201 - Replat - Twin Airports Industrial Addition, Lots 30-R2 and 32R, Lot C (City Council District 5). Replat of Lots 30-R2 and 32R, Block C, Twin Airports Industrial Addition, creating two non-residential lots from four on 0.437 acre. Lots 30-R2 and 32R, Block C, Twin Airport Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the Central Business District 3 (CBD 3) and addressed as 2009 and 2017 E. Main Street.

Vice Chairperson Moser moved to approve the minutes, cases P210201, P210202, P210203, RP210201 per staff recommendations.

Motion: Moser

Second: Smith

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

Nays: none

**Vote: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA: ITEM # 6 – Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd.



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Ms. Ware stated the applicant is proposing to create a Planned Development District for General Retail and Multi-Family Uses. The Concept Plan designates 8.5 acres at the south end of the property as General Retail and depicts a 20,000 sq. ft. restaurant and music venue, parking and an outdoor amenity that includes trails, patio, and pavilion area around an existing pond. The Concept Plan designates 23.10 acres as Multi-Family One with a proposed density of 11.26 dwelling units per acre and depicts 11 residential buildings and one clubhouse. The applicant is proposing to construct the first floor of three of the multi-family residential buildings to commercial standards to allow the first floor to be leased to non-residential tenants. The Concept Plan depicts a perimeter fence around the multi-family development with a gated entry and call box off Belt Line Rd. The front portion of three of the buildings are not fenced in to allow the public access should the first floors of these buildings be leased to non-residential tenants. If the first floors are leased as multi-family units, the developer will need to revise the location of the perimeter fence to comply with Appendix W. The Concept Plan depicts pedestrian access points between the two uses to allow people living in the multi-family development access to the outdoor amenities located on Tract 1. As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development would result in very minor impact on the local road system. The applicant eliminated the option to turn left from two driveways onto Belt Line to improve the level of service of Driveway 3 and prevent the development from exacerbating the operations of the intersection of Belt Line Rd and Kingston Dr.

The applicant is requesting the following variances:

1. Minimum Side Yard Setback – Variance to the minimum side yard setback for the multi-family development on Tract 2 to allow Building 1 and Building 3 to be constructed within 10 feet of the property line dividing Tract 1 and Tract 2.
2. Parking Calculation – the applicant is proposing an alternative parking calculation ratio for the required multi-family parking spaces. At the unit mix shown on the Concept Plan, the alternative ratio exceeds what is required by the UDC.
3. Masonry Screening Wall – the UDC requires a masonry screening wall on the property line of a commercial development that is adjacent to a multi-family development. The applicant is proposing to construct a wrought iron fence with masonry columns between Tract 1 and Tract 2.

Ms. Ware stated staff is unable to recommend approval of the request because it conflicts with the FLUM.

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Commissioner Perez asked how often does the FLUM get updated. Ms. Ware stated the FLUM was updated in 2010 and 2018.

Joy Frazier, 1719 Ridgemar Dr Grand Prairie TX., stepped forward in opposition to this request. Ms. Frazier presented staff with a petition in opposition of over 200 signatures and will continue to gather more signatures to meet the 20%. She stated concern with tenants from the apartments being able to see into her backyard and crime increasing. She isn't anti the development, but she is anti this development and doesn't want to see anymore dollar or liquor stores.

Cynthia Orozco, 1925 Sheriff Dr. Grand Prairie TX., stepped forward in opposition to this request. She stated she wasn't aware about the proposed development until the day before the meeting. Her and her family have lived here for over 30 years and they are all against this development due to property value, crime, and traffic concerns.

Jose Orozco, 1925 Sheriff Dr. Grand Prairie TX., stepped forward in opposition to this request.

Nichole Schmiedeskamp, 605 Cancun St. Grand Prairie TX., stepped forward in opposition to this request. She purchased her home in 2006 and did so with the knowledge of the parcel being zoned for single family/ retail. She would rather see townhomes or more single-family homes in that area.

Tommy Wilhoite 1929 Sheriff Dr. Grand Prairie TX., stepped forward in opposition to this request. He built his home in 1973 and would like to see high end homes on the parcel instead of more apartments.

Christopher Mendoza 905 Doy Cir. Grand Prairie TX., stepped forward in opposition to this request. He is concerned about the crime rate. He has had personal experiences where crime has been committed and feels like the apartments would just add to it.

Pat Fuller 1756 Ridgemar Dr. Grand Prairie TX. stepped forward in opposition to this request. She stated Donna Lynn Apartments are a mess and to add more apartments would be chaotic. Renters tend to take less concern to where they live. Businesses around there are falling apart and she feels they are being ignored.

Yolanda Nixon 1736 Ridgemar Dr. Grand Prairie TX., stepped forward in opposition to this request. She is the HOA President and has lived there for 16 years. She is concerned about the music venue and retail bringing overflow of parking into their neighborhood.

Patricia Bouillion 2122 Avenue C Grand Prairie TX., stepped forward in opposition to this request. She has lived there for 20 years and would like to remain feeling safe.

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Kehila Gamez 1644 Ridgemar Dr. Grand Prairie TX., stepped forward in opposition to this request. She asked how the city will hold the developer accountable in speaking to the neighborhood. Mr. Connor stated they hold them accountable by bringing them to the board.

Developer, Ravi Mehta 125 E. John Carpenter Frwy. Irving TX., stepped forward representing the case. He stated they have requested to table this case to address citizens concerns and due to COVID it has made it difficult for them to reach out but as of now they have decided to delete the music venue. Mr. Connor stated he should get in contact with Yolanda Nixon (HOA President) to set up a meeting.

Commissioner Connor stated thanked everyone for coming to voice their concerns.

There being no further discussion on the case commissioner Spare moved to close the public hearing and table case Z201203/CP201202 until March 8, 2021 public hearing.

The action and vote recorded as follows:

Motion: Spare

Second: Perez

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

Nays: none

**Vote: 9-0**

Motion: **carried**

ITEM # 7 – Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Senior Planner Dana Woods presented the case report and gave a Power Point presentation for a Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, partially included within the SH 161 Corridor Overlay District, and addressed as 108 Shady Grove Rd.

Ms. Woods stated the applicant wishes to change the existing PD-317 with Single-Family Detached (6,000 square-foot lots) to Single-Family Townhouse zoning with a minimum lot size of 1,600 square feet. In general, a zoning change allows the existing zoning map to be modified to permit the proposed development. The proposed use is Townhouses with 96 lots on 8.379 acres. The minimum lot size is 1,600 square feet and has varied lot sizes up to 3,000 square feet. The



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applicant has requested variances for the lot area, width and depth along with the side yard on the corner lot which are detailed in the variance section. Each townhome will have a two-car garage and a 25-foot driveway along with a masonry brick exterior. The Concept plan includes 6-foot masonry screening wall along Gilbert Road and Shady Grove Road. Additionally, a playground, covered seating area, detention pond and landscaped areas will be maintained by a homeowner's association.

The applicant is requesting the following variances:

1. Minimum lot area of 1,680-2,999 square feet – Article 6 allows for a maximum of 30% the total lots to be between 1680-2,999 square feet. The applicant is proposing that 91% of the lots within this range.
2. Minimum lot width 21-29 feet – Article 6 allows for a maximum of 30% of the lots to have a minimum lot width between 21-29 feet. The applicant is proposing 78% of the lots within this range.
3. Minimum lot width of 30 feet or greater – Article 6 allows for a minimum of 70% of the lots to have a minimum lot width between of 30 feet or greater. The applicant is proposing 28% of the lots within this range.
4. Minimum lot depth 80-99 feet – Article 6 allows for a maximum of 30% of the lots to have a minimum lot depth between 80-99 feet. The applicant is proposing 98% of the lots within this range.
5. Minimum lot depth 100 feet or greater – Article 6 allows for a minimum of 70% of the lots to have a minimum lot depth of 100 feet or greater. The applicant is proposing 4% of the lots within this range.
6. Minimum side yard on street/corner of 15 feet – Article 6 allows for a minimum side yard on street of 15 feet. The applicant is proposing 10 feet.

Ms. Woods stated Staff cannot recommend approval because the request conflicts with the FLUM and includes a number of variances.

**Commissioner Moser took over Chair of the meeting at 7:54 p.m.**

**At 7:55 p.m. Commissioner Connor was present at the meeting.**

Rodney Anderson 548 Edgeview Dr. Grand Prairie TX., stepped forward representing the case. He requested for item to be tabled for two weeks to work with staff on variances.

There being no further discussion on the case commissioner Spare moved to close the public hearing and table case Z210203/CP210203 until March 8, 2021 public hearing.

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The action and vote recorded as follows:

Motion: Spare

Second: Coleman

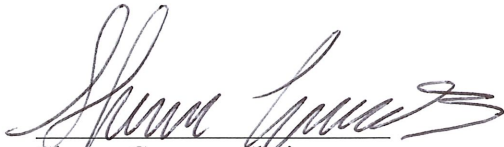
Ayes: Connor, Moser, Smith, Fedorko, Perez, Coleman, Landrum, Hedin, Spare

Nays: none


**Vote: 9-0**

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:58 p.m.

  
Shawn Connor, Chairperson

ATTEST:

  
Cheryl Smith, Secretary

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