PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MAY 22, 2023 AT 6:00 PM

AGENDA

BRIEFING SESSION - 6:00 PM

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Call to Order

EXECUTIVE SESSION

The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.

Agenda Review

REGULAR MEETING - 6:30 PM

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1. Approval of Minutes of the May 08, 2023 P&Z meeting

2. PLT-23-05-0033 - Final Plat - Prairie Ridge Phase 7. Final Plat for Prairie Ridge Phase 7, including 150 residential lots and three open space lots. 39.67 acres of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ,

Ellis County, Texas, generally located west of HWY 287 and east of the Johnson County-Ellis County Line

3. PLT-23-04-0025 - Replat - Lot 1, Block A, Horeb Church Addition (City Council District 3). Replat of Lot 1, Block A, Horeb Church Addition, creating one non-residential lot on 0.682 acres. Lots 1-3, Block 1, Lake Crest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single-Family Four Residential District, and addressed as 1514 Sampsell Drive and 1529 & 1533 Avenue D

4. PLT-23-04-0028 - Residential Replat - Lots 1 & 2, Block 1, Fast Addition (City Council District 6). Residential Replat of Lots 1 & 2, Block 1, Fast Addition, creating two residential lots on 1.008 acres. Lot 111, Florence Hill Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1406 Nadine Ln

5. PLT-23-05-0034 - Final Plat - Prairie Ridge Phase 5. Final Plat for Prairie Ridge Phase 5, including 180 residential lots and four open space lots. 55.13 acres of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located west of HWY 287 and east of the Johnson County-Ellis County Line

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

6. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy

7. CPA-23-04-0005 - Comprehensive Plan Amendment - Stripe A Zone (City Council District 1). Amendment to the Future Land Use Map to change the designation from Mixed Use to Light Industrial. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

8. ZON-23-04-0015 - Zoning Change - Stripe-A-Zone (City Council District 1). Zoning Change from Commercial and Commercial Office to Light Industrial on 11.96 acres of land. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of

Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

9. CPA-23-05-0008 - Comprehensive Plan Amendment - 2129 Houston St (City Council District 1). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.145 acres. A northern portion of Lot 8, Block 84, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial District, and addressed as 2129 Houston St

10. ZON-23-03-0013 - Zoning Change - 2129 Houston St (City Council District 1). Zone Change from Commercial District to Single Family-Six Residential District on 0.145 acres. A northern portion of Lot 8, Block 84, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial District, within the SH 161 Overlay District, and addressed as 2129 Houston St

11. SUP-23-04-0013 - Specific Use Permit/Site Plan - Truck Repair at Roy Orr and Oakdale (City Council District 1). Specific Use Permit for Heavy Truck Repair and a Site Plan for a 13,000 sq. ft. facility on 1.155 acres. Tract 1.2, H. P. Crocker Survey, Abstract No. 1703, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 2906 W Oakdale Rd

12. ZON-23-04-0014 - Zoning Change - 505 NE 27th St (City Council District 5). Zoning Change from Neighborhood Services (NS) to Single-Family Four (SF-4) on 0.143 acres Lot 1, Block G, Westover Place Revised Addition, City of Grand Prairie, Dallas County, zoned Neighborhood Services (NS), and addressed as 505 NE 27th Street

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted May 19, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary