PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JANUARY 22, 2024 AT 5:30 PM

AGENDA

BRIEFING SESSION - 5:30 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 January 8, 2024 P&Z meeting

2. PLT-23-12-0071 – Final Plat – Lakeridge Village Addition (City Council District 4). Final Plat of Lots 2.3-R & 2.3-R, creating one non-residential lot on 1.389 acres. Lot 2.2, and Lot 2.3,

Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-283) and addressed as 2570 & 2576 W Camp Wisdom Rd

3. PLT-23-12-0074 - Replat - Lot 17R, Block 68, Dalworth Park Addition, 110 NW 15th (City Council District 5). Replat of Lots 17 and 18, Block 68, Dalworth Park Addition, creating one non-residential lot on 0.143 acres. Lots 17 & 18, Block 68, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial with the SH 161 Corridor Overlay District, and addressed as 110 NW 15th Street

4. PLT-23-12-0069 - Residential Replat – (City Council District 2). Residential Replat of Lots 42R and 43R, Block A, Kirby Creek Village Addition, creating two residential lots on .263 acres. Lots 42 and 43, Block A, Kirby Creek Village Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-127, and addressed as 3019 & 3023 Bosswood Ct

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-23-10-0024 - Site Plan – Hamilton Commercial Headquarters (City Council District 4). Site Plan for an office/warehouse development on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, zoned PD-30A, within I-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd

6. STP-23-12-0029 - Site Plan - Warehouse at 502 W Oakdale Road (City Council District 1). Site Plan for an industrial warehouse on 20.03 acres. Lot 1, Block 1, Zachry Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District and addressed as 502 W Oakdale Road

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.

7. CPA-24-01-0001 - Comprehensive Plan Update - Hardrock Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

8. SUP-23-12-0049 - Specific Use Permit - Aqua Special Event Center (City Council District 1). Specific Use Permit request for a Special Event Center in an existing commercial lease space in Asia Times Square on 12.47 acres. Lot 2A, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2625 W Pioneer Parkway

9. SUP-23-10-0045 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with approximately 230 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

10. ZON-23-11-0044 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agricultural (A) to Planned Development (PD) for detached single-family dwellings, townhomes, and mixed-use development on 155 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 190594, 190594 & 294666)

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 January 19, 2024.

Monica Espinoza

Monica Espinoza, Planning Secretary