PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JUNE 26, 2023 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 June 12, 2023 P&Z meeting

2. PLT-23-05-0035 – Residential Replat - Saz Dallas Addition (City Council District 5). Residential Replat of Lots 1, 2, and 3, Block A, Saz Dallas Addition, creating three residential

lots on 0.246 acres. Lot 2, Block 6, E.W. Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District, and addressed as 306 SW 5th St

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.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-23-02-0004 - Site Plan - Belt Line Industrial (City Council District 1). Site Plan for a 166,920 sq. ft. office/warehouse building on 35.07 acres. A 35.07-acre tract out of Levi Franklin Survey, Abstract No. 470, City of Grand Prairie & City of Irving, Dallas County, Texas, zoned PD-39 and Heavy Industrial (HI), within the Belt Line Corridor Overlay District, with an approximate addressed of 2451 S. Beltline 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.

4. ZON-23-05-0019 – PD Amendment/Concept Plan – Hamilton-Matthew Business Center Phase 2 (City Council District 4). Application for Amendment to PD-30 to adopt a Concept 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-30, within I-20 Corridor Overlay, and addressed as 4200 Matthew Rd

5. SUP-23-03-0011 - Specific Use Permit - 4049 Robinson Rd (City Council District 6). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.484 acres. Tract 23, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, Texas, zoned PD-26, and addressed as 4049 Robinson Rd

6. SUP-23-03-0007 - Specific Use Permit/Site Plan – O'Reilly Auto Parts (City Council District 6). Specific Use Permit/Site Plan for an Auto Parts Sales (New) Facility on 1.29 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road

7. TAM-23-05-0005 - Text Amendment - Article 22: Fee Schedule. Advisory Committee: An Ordinance of the City of Grand Prairie, Texas, amending Article 22: Fee Schedule of the Unified Development Code to Amend the definition of Advisory Committee; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval

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 June 23, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary