PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JULY 24, 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

Upcoming Elections of Officers

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 July 10, 2023 P&Z meeting

2. PLT-23-06-0038 - Replat - Lot 21-R 1122 Dalworth Street (City Council District 5). Replat of Lots 21 and 22, Block 142, Dalworth Park Addition, creating one non-residential lot on 0.384

acres. Lot 21-R, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 1122 Dalworth Street

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-23-06-0012 - Site Plan - Pivotal Grand Prairie (City Council District 2). Site Plan for a multi-family development with 305 units on 37.42 acres. Tracts 2 and 36, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Planned Development for Multi-Family, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd

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. SUP-23-06-0020 – Specific Use Permit/Site Plan - Bojangles at 3162 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase II, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 3162 S Hwy 161

5. SUP-23-06-0021 - Specific Use Permit/Site Plan - The Learning Experience at 1802 S Forum Drive (City Council District 2). Specific Use Permit and Site Plan for a Child Day Care Facility on 1.14 acres. A portion of Lot 1, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 1802 S Forum Drive

6. SUP-23-06-0024 - Specific Use Permit - Outside Storage at 2615 Gifford (City Council District 5). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 19.77 acres. Lot 2, Block 1, MacArthur Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41), and addressed as 2615 Gifford Street

7. SUP-23-05-0017 - Specific Use Permit - Special Event Center at 2985 S Hwy 360 (City Council District 2). Specific Use Permit request for a Special Event Center in an existing commercial lease space. Lot 1R, Emerald Square Addition, City of Grand Prairie, Tarrant County, Texas, addressed as 2985 S Hwy 360, Suite 120, zoned PD-137

8. CPA-23-06-0010 – Master Transportation Plan Amendment – Southgate Boulevard. An Ordinance of the City of Grand Prairie, Texas, amending Article 23: "Master Transportation Plan" of the Unified Development Code established by Ordinance Number 4779 and passed on November 20, 1990; to modify the alignment of an existing principal arterial, 6-lane divided roadway which begins at the US Highway 287 and State Highway 360 Interchange and terminates at the intersection of US Highway 67 and V V Jones Road to reflect current design plans for future Southgate Boulevard

9. CPA-23-06-0009 – Master Transportation Plan Amendment - SH 360. An Ordinance of the City of Grand Prairie, Texas, amending Article 23: "Master Transportation Plan" of the Unified Development Code established by Ordinance Number 4779 and passed on November 20, 1990; to add future State Highway 360 Extension from the US Highway 287 and State Highway 360 Interchange to US Highway 67 at a point approximately one-half mile west of Farm-to-Market 2738

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 July 21, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary