PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 12, 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 22, 2024 P&Z meeting

2. PLT-23-09-0053 - Final Plat - Preserve at Forum (City Council District 2). Final Plat creating 165 single family lots and eight open space lots on 54.667 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and

Dallas Counties, Texas, zoned Planned Development for Single Family and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

3. PLT-23-12-0070 - Preliminary Plat - Prose Westcliff Apartment (City Council District 2). Preliminary Plat of Lot 1, Block A, Prose Westcliff Addition, creating one multi-family lot on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-449, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

4. PLT-23-10-0054 - Preliminary Plat - Lot 1, Block 1, Hamilton Headquarters Addition (City Council District 4). Preliminary Plat of Lot 1, Block 1, Hamilton Headquarters Addition, creating one industrial lot 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 tentatively addressed as 2105 Bardin Rd

5. PLT-23-11-0068 - Preliminary Plat – Lakesong Development. Preliminary Plat to develop 618 residential lots, two mixed use lots, 25 open space lots, and one lot for an amenity center on 188.01 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas

6. PLT-23-12-0072 – Residential Replat – Residential Replat of Lot 194-R, Burbank Gardens Addition, creating one residential lot on 0.275 acres. A portion of Lots 194 & 195, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 410 NE 29th Street

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.

7. ZON-24-01-0001 - Zoning Change/Concept Plan - Z210101/CP210101 Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 1,300 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct

ITEMS FOR INDIVIDUAL CONSIDERATION

8. STP-23-12-0028 - Site Plan - Pros Westcliff Mult-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place

Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-449, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

9. STP-24-01-0001 - Site Plan - Crunch Fitness at Epic West (City Council District 2). Site Plan for a health club on 3.499 acres. Lot 1R-2B, Block C, Epic West Towne Crossing Phase 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-364, within the SH 161 Corridor Overlay District and addressed as 3116 S Hwy 161

10. STP-23-05-0009 - Site Plan - 360 Commerce - Phase 3 (City Council District 2). Site Plan for two industrial buildings on 5.432 acres. Lots 1R-3R, and Site 1, Block B, Forum Park Addition, City of Grand Prairie, Tarrant County, Texas zoned Light Industrial (LI) and an approximate address of 2703 Arkansas Lane

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.

11. CPA-24-01-0002 - Comprehensive Plan Update - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street

12. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.145 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street

13. TAM-24-01-0001 - Text Amendment - Article 9: Signage for Murals (City Council District 5). An Ordinance of the City of Grand Prairie, Texas, Amending Article 9: Sign Standards of the Unified Development Code by removing language limiting Murals to Central Area zoning district

14. 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

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 February 9, 2024.

Monica Espinoza

Monica Espinoza, Planning Secretary