PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, DECEMBER 11, 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 November 13, 2023 P&Z meeting

2. PLT-23-10-0060 - Final Plat - Prairie View Blvd Extension (City Council District 6). Final Plat for Prairie View Boulevard, creating 120-foot wide street Right-of-Way for the purpose of extending Prairie View Boulevard. Located at Prairie View Blvd to the east of Koscher Drive.

A portion of a tract out of W.S. Rickett Survey, Abstract No. 925, City of Grand Prairie, Ellis County, Texas, Zoned Agricultural (A) District

3. PLT-23-10-0059 - Final Plat - Villas at Bardin (City Council District 4). Final Plat for 84 Residential Lots and 17 HOA lots, Villas at Bardin Addition on 10 acres. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas zoned Planned Development (PD-425) with Townhome uses, located in the southeast corner of Bardin Rd. and Magna Carta Blvd. with an approximate address of 2801 W Bardin Rd

4. PLT-23-11-0066 - Preliminary Plat – Grand Prairie Housing Addition Phase 1 (City Council District 5). Preliminary Plat for 10 Residential Lots on 2.481 acres. Currently Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St

5. PLT-23-10-0062 – Residential Replat – 1934 El Paso (City Council District 1). Residential Replat of Lots 12-R1 and 12-R2, Block 113, Dalworth Park Addition, creating two residential lots on 0.217 acres. Lot 12-R, Block 113, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District, within the SH 161 Corridor Overlay District and addressed as 1934 El Paso St

6. PLT-23-10-0058 – Final Plat – Lot 19-R, Block 114, Dalworth Park Addition (City Council District 1). Final Plat of Lot 19-R, Block 114, Dalworth Park Addition, creating one lot on 0.425 acres. A portion of abandoned S.W. 20th Street, and Lots 19 & 20, Block 114, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-One, within SH 161 Corridor Overlay District, and addressed as 2002 & 2006 El Paso Street

7. PLT-23-02-0014 – Final Plat – Lots 1 & 2, Block 1, Briseno Addition. Residential Replat of Lots 1 and 2, Block 1, Briseno Addition, creating two residential lots on 2.55 acres. Tract 2B, J.H. Working Survey, Abstract No. 897, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14230 CR 511, Venus, Texas

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.

8. SUP-23-06-0020 – 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 a total of 229 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

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. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 160 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

10. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson ST (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract 7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street

11. SUP-23-10-0041 - Specific Use Permit/Site Plan - Swig Drive-Through Restaurant (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drivethrough on 0.869 acres. Lot 3, Block A, Bush and Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Corridor Overlay District, and addressed as 1120 Arkansas Ln

12. SUP-23-07-0026 - Specific Use Permit/Site Plan - Hamilton Commercial Trailer Parking (City Council District 1). SUP/Site Plan for a commercial trailer parking facility on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road

13. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for

Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking 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

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 December 8, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary