PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 28, 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 August 14, 2023 P&Z meeting

2. PLT-23-05-0036 - Final Plat - Lynn Creek Addition, Lots 1-3, Block A (City Council District 4). Final Plat creating three lots on 4.514 acres. Tract 5B2 and 6C2 of the Jerome C Survey,

Abstract 972, City of Grand Prairie, Tarrant County, Texas, located in the northeast corner of Lynn Creek/Mildred Walker Pkwy and SH-360

3. PLT-23-01-0010- Preliminary Plat - Lot 1, Block A, QuikTrip No. 1929 (City Council District 2). Preliminary Plat creating one non-residential lot on 2.0092 acres. Tract 6, Benjamin F Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the I 20 Corridor Overlay District, and addressed as 4005 S Belt Line Rd

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

4. STP-23-07-0017 - Site Plan - Constellation Avenue K Industrial Development (City Council District 1). Site Plan for two distribution warehouse buildings on 10.01 acres. Site 1A and a portion of Site 1, Block 5, GSID Community No. 5 Addition, Second Installment, City of Grand Prairie, Tarrant County, Texas, and addressed as 901 Avenue K East

5. STP-23-07-0015 - Site Plan Amendment - GSW Phase II (City Council District 1). Site Plan for five industrial/warehouse buildings on 109.87 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd

6. STP-23-07-0020 - Site Plan Amendment - Ashton Warehouse Phase 2 (City Council District 1). Site Plan Amendment for a contractor shop to construct an additional 7,350 sq. ft. warehouse on 3.33 acres. Lot 1, Block 1, MBSA Addition, City of Grand Prairie, Tarrant County, zoned PD-371, and addressed as 415 S Great Southwest Pkwy

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. ZON-23-07-0023 – PD Amendment/Concept Plan – The Square at Mountain View (City Council District 2). Application for Amendment to PD-16 to adopt a Concept Plan for a retail development on 14.33 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16, and addressed as 3940, 3948, 3950 and 3956 S. Beltline Rd

8. CPA-23-08-0016 - Comprehensive Plan Amendment - Shady Grove Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to Light Industrial on 14.4 acres. Tracts 1, 13 and 13.1, out of John Spoon Survey, Abstract 1326, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-412) with an approximate address of 918 W Shady Grove Rd

9. ZON-23-07-0022 - Zoning Change/Concept Plan - Shady Grove Industrial (City Council District 1). Zone Change from Planned Development for townhouse use to Planned Development for Light Industrial use and a Concept Plan for an Office/Warehouse on 14.4 acres. Tracts 1, 13 and 13.1, out of John Spoon Survey, Abstract 1326, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-412) with an approximate address of 918 W Shady Grove Rd

10. CPA-23-07-0015 - Comprehensive Plan Amendment - 225 NW 16th St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.072 acres. Lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street

11. ZON-23-07-0024 - Zoning Change - 225 NW 16th St (City Council District 5). Zoning Change from Commercial (C) to Single-Family Six (SF-6) on 0.072 acres. Lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street

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 August 25, 2023.



Monica Espinoza, Planning Secretary