CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, October 14, 2024 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

6:30 PM Council Chambers

REGULAR MEETING

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 September 23, 2024, P&Z meeting

2. PLT-24-09-0031 - Final Plat - Lot 6, Block 1, Mayfield Road Retail Addition No. 1 (City Council District 2). Final Plat of Lot 6, Block 1, Mayfield Road Retail Addition No. 1, creating one commercial lot on 11.195 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place

3. PLT-24-09-0032 - Preliminary Plat - Lot 1, Block 1, Hamilton – Oakdale Addition (City Council District 1). Preliminary Plat of Lot 1, Block 1, Hamilton Oakdale Addition, creating one industrial lot 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

4. PLT-24-09-0033 - Final Plat - Lot 1, Block 1, Hamilton – Oakdale Addition (City Council District 1). Final Plat of Lot 1, Block 1, Hamilton Oakdale Addition, creating one industrial lot 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

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

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.

5. SUP-24-08-0033 - Specific Use Permit - Auto Parts Sales at 3201 E Jefferson St (City Council District 5). Specific Use Permit for Retail Auto Parts (Used) in an existing commercial lease space. Lot 1R, Block K, Idlewild Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial, and addressed as 3201 E Jefferson St

6. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

7. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 125-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

8. VCC-24-09-0004 - Unified Signage Plan - Goodland Entry Signs (City Council District 6). Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum allowable sign area and height for entryway signs. Two parcels out of JOS S Stewart Survey, Abstract No. 961, located west of HWY 287, north and south of Prairie Ridge Blvd, zoned PD-455, Parcel IDs 190602 and 245944, City of Grand Prairie, Ellis County, Texas with an approximate address of 5394 HWY 287

9. Tam-24-09-0007 - Text Amendment – Article 11: Performance Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 11 Performance Standards of the Unified Development Code to Revise Existing On-Premise Alcohol Standards in Section 12 and Establish On-Premise Alcohol Standards for Smoking Lounges; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

10. SUP-24-09-0042 - Specific Use Permit Amendment - Zaza Hookah Lounge (City Council District 2). Amendment to SUP No. 1125C to Change from Amusement Services authorizing a Hookah Lounge to a Smoking Lounge and amend certain conditions to align with changes in law. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250

11. SUP-24-05-0023 - Specific Use Permit – Smoking Lounge at 2410 Brady Ln (City Council District 3). Specific Use Permit Amendment for a Smoking Lounge in an existing commercial lease space to amend the operational plan. Lot 11B, Sharpston Heights 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 2410 Brady Ln

12. TAM-24-09-0008 - Text Amendment – Appendix N: Hazard Zoning Ordinance/Maps/Airports/Zoning Maps. An Ordinance of the City of Grand Prairie, Texas, amending Appendix N Hazard Zoning Ordinance/Maps/Airports Zoning Maps of the Unified Development Code to Update Section 7B and the Hazard Zoning Maps Related to the Grand Prairie Municipal Airport; Repealing all Ordinances or Parts of Ordinances in Conflict

Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date as the Date of 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 October 11, 2024.

Monica Espinoza

Monica Espinoza, Planning Secretary