PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MAY 08, 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 April 24, 2023 P&Z meeting

2. PLT-23-02-0017 - Final Plat - Jefferson at Loyd Park Phase 1 (City Council District 4). Final Plat of Jefferson at Loyd Park Phase 1, Lots 1 & 2, Block 1. 25.0903 acres located in the Ralph

Graves Survey, Abstract No. 569, Tarrant County, Texas, zoned PD-431, within the SH 360 Corridor Overlay District, and addressed as 7100 and 7200 S State HWY 360

3. PLT-23-02-0020 - Preliminary Plat - Heritage Towne Phase II (City Council District 6). Preliminary Plat of Heritage Towne creating six lots on 45.54 acres. Multiple tracts located in the J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-399 and PD-437, and generally located east of Davis Dr and north and south of Heritage Towne Blvd

4. PLT-23-03-0023 – Final Plat - Lot 1, Block 1, Midlothian Addition (City Council District 5). Final Plat of Lot 1, Block 1, Midlothian Addition, creating one commercial lot on 1.760 acres. A portion of Lot 2, Block 1, The Blanca Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI, within Central Business District No. 3, and addressed as 156 SE 16th Street

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-23-02-0006 - Site Plan - Villas at Bardin (City Council District 4). Site Plan Amendment to revise building elevations for 84 townhomes 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

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.

6. CPA-23-04-0006 - Comprehensive Plan Amendment - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 7.176 acres. Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183. and Lot 3, Robert Stewarts Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane

7. ZON-23-03-0012 - Zoning Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light

Industrial on 7.176 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183. and Lot 3, Robert Stewarts Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane

8. SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Outdoor Kennel. Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161

9. SUP-23-04-0012 - Specific Use Permit - Outside Storage for Freight Crafters (City Council District 1). Specific Use Permit for Outside Storage within 300 ft. of a single family zoning district. Lot 1R, Block 6, GSW Parkway and Avenue K Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2001 Avenue K East

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 May 05, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary