PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, NOVEMBER 13, 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 October 23, 2023 P&Z meeting

2. PLT-23-10-0056 - Final Plat - Great Southwest Industrial District, Community No 1 (City Council District 1). Final Plat of Lot G1, Block 14, Great Southwest Industrial Community No. 1 Addition, creating one lot on 2.17 acres. Being a portion of the East Tract of the J.R. Parker

Survey, Abstract 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial and addressed as 1101 Avenue J East

3. PLT-23-09-0052 – Final Plat – Lot 1-R, Block 14, Dalworth Park Addition (City Council District 5). Final Plat of Lot 1, Block 14, Dalworth Park Addition, creating one lot on 0.144 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail within SH 161 Corridor Overlay District, and addressed as 319 & 321 NW 15th St

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.

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

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-23-10-0025 - Site Plan - Southloft (City Council District 1). Site Plan for one light manufacturing warehouse building and one office building on 2.17 acres. Being 2.17 acres out of J.R. Parker Survey, Abstract 1227, City of Grand Prairie, Tarrant County, Texas and addressed as 1101 Avenue J East

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. SUP-23-08-0031 – Specific Use Permit/Site Plan – Taco Bell at 5284 S Hwy 360 (City Council District 4). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 1.09 acres. Lot 12, Block A, Lake Prairie Towne Crossing, City of Grand Prairie, Tarrant County, Texas, zoned PD-267, within the SH 360 Corridor Overlay District, and addressed as 5284 S Hwy 360

7. CPA-23-08-0017 - Comprehensive Plan Amendment – 4610 S Great Southwest Pkwy (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage to High Density Residential on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Sameul T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

8. ZON-23-08-0029 – PD Amendment/Concept Plan - JPI Great SW Parkway (City Council District 4). Amendment to PD-49 to adopt a Concept Plan for multi-family apartments with 450 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Sameul T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

9. CPA-23-10-0022 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.15 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-18, within IH-20 Corridor Overlay, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

10. ZON-23-10-0034 - PD Amendment/Concept Plan - Prose Westcliff Multi-Family (City Council District 2). Application for Amendment to PD-18 to adopt a Concept 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-18, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

11. SUP-23-09-0040 - Specific Use Permit - Mindful Hearts Learning Center (City Council District 2). Specific Use Permit for a Child Day Care Center at 2985 S Hwy 360, Suite 140. Lot 1, Block R, Emerald Square Addition, City of Grand Prairie, Tarrant County, Texas, zoned as Planned Development (PD-137) and addressed as 2985 S Hwy 360, Suite 140

12. ZON-23-10-0038 - PD Amendment/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-442 for Single Family Residential Uses to a Planned Development District for Single Family Residential and a Concept Plan depicting 165 single family units on 65.67 acres of land. 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 (PD-442) for Single Family Residential and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

13. 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

14. SUP-23-09-0036 - Specific Use Permit - Outside Storage for Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd

15. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place

16. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,00 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place

17. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd

18. CPA-23-10-0020 - Comprehensive Plan Amendment - River Central (City Council District 1). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd

19. ZON-23-08-0031 - Zoning Change/Concept Plan - River Central (City Council District 1). Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd

20. CPA-23-10-0023 – Comprehensive Plan Amendment - Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for "Business Park" and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID's 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use

21. TAM-23-10-0011 - 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 allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval

22. TAM-23-09-0010 - Text Amendment - Article 9: Sign Standards. An Ordinance of the City of Grand Prairie, Texas, Amending Article 9: Sign Standards of the Unified Development Code by increasing the allowable area for Electronic Message Board or Message Center on a Single-Tenant Monument permitted under Section 9.8.3; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its 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 November 10, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary