PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 25, 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 September 11, 2023 P&Z meeting

2. PLT-23-08-0045 – Final Plat – Parkway Commons (City Council District 4). Final Plat of Lot 1, Parkway Commons Addition, creating one commercial lot on 2.55 acres. Tract 1U of the Memucan Hunt Survey, Abstract 757, City of Grand Prairie, Tarrant County, Texas, zoned

Planned Development-30, within the IH 20 Corridor Overlay District, generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd, and tentatively addressed as 4115 S Great Southwest Pkwy

3. PLT-23-08-0047 - Final Plat - Lots 1& 2, Block 1, Hopewell Hardrock Addition (City Council District 1). Final Plat of Lots 1 & 2, Block 1, Hopewell Hardrock Addition on 5.799 acres. Tract 18.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-221, within the SH-161 Corridor Overlay District, and addressed as 3155 N. Hwy 161

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. 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

5. ZON-23-08-0029 - Concept Plan - JPI Great SW Parkway (City Council District 4). PD Amendment/Concept Plan - Application for Amendment to PD-30 to adopt a Concept Plan for multi-family apartments with 428 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

ITEMS FOR INDIVIDUAL CONSIDERATION

6. STP-23-08-0022 - Site Plan - 1213 W Trinity - Proposed Industrial Warehouse (City Council District 1). Site Plan for an industrial warehouse on 4.48 acres. Lots 1 and 2, Block 3, Farmers Industrial Addition, and 2.929-acres out of John C. Read Survey, Abstract 1183, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 161 Corridor Overlay District and addressed as 1211 & 1213 W Trinity Blvd and 3030 Hardrock Rd

7. STP-23-07-0018 - Site Plan - DHI Forum Multi-Family (City Council District 2). Site Plan for a multi-family development with 261 units on 11.02 acres. Being 11.02-acres out of Charles D.

Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-442) for Multi-Family use, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

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.

8. SUP-23-08-0029 - Specific Use Permit - Special Event Center at 675 W Pioneer Parkway. (City Council District 3). Specific Use Permit request for a Special Event Center in an existing commercial lease space. Lot 11R, Block 1, Sharpston Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 675 W Pioneer Parkway

9. SUP-23-08-0032 - Specific Use Permit - Auto Detailing at 2029 E Main Street (City Council District 5). Specific Use Permit request for a Car Wash to authorize an Auto Detailing use associated with an existing Auto Dealership. A portion of lots 15-18 and lots 19-22, Block C, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2029 E Main Street

10. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive

11. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive

12. CPA-23-07-0013 - Comprehensive Plan Amendment - Yardly at Lynn Creek (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to Medium Density Residential on 16.36 acres. Tract 5B, Jerome

Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

13. ZON-23-07-0025 - Zoning Change/Concept Plan - Yardly at Lynn Creek (City Council District 4). Zone Change from PD-255A to a Planned Development for Hybrid Housing Development with 224 residential units on 16.36 acres. Tract 5B, Jerome Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

14. CPA-23-09-0018 - Comprehensive Plan Amendment - Lakesong (City Council District 6 and Grand Prairie ETJ). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial Retail Office on 1,201 acres to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential. Four parcels located within the City of Grand Prairie Extra-Territorial Jurisdiction, generally located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas identified by Ellis County Property IDs of 294666, 294715, 190594, and 297164, with approximate addresses of 5191 Hwy 287, Midlothian, Texas and 5101 HWY 287, Midlothian, Texas

15. TAM-23-09-0007 - Text Amendment - Article 15: Floodplain Management - Section 6: Basis for Establishing Special Flood Hazard Areas. An Ordinance of the City of Grand Prairie, Texas, amending Article 15: Floodplain Management of the Unified Development Code to Amend the descriptions of the Special Flood Hazard Areas adopted by the City; updating the effective dates of the Flood Insurance Study and accompanying Flood Insurance Rate Maps (FIRM) for Ellis County; also adding a reference to the Johnson County FIS and FIRM; and to become effective upon its passage and approval

16. TAM-23-09-0008 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to define Short-Term Residential Rental and set forth zoning regulations for such use; Amending Article 4: Permissible Uses by adding Subsection 4.16.3 Establishing an Interim Ban on Short-Term Residential Rentals; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Providing a Penalty not to exceed two thousand dollars ($2,000) for each violation of this Ordinance; 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 September 22, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary