PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, OCTOBER 23, 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 9, 2023 P&Z meeting

2. PLT-23-09-0051 - Final Plat - Hanover Southgate, Final Plat for a new 303-unit multi-family apartments on 10.007 acres. Lot 4R, Block A, Hanover Southgate, City of Grand Prairie, Ellis County, Texas, zoned Planned Development (PD-414A), and addressed as 10900 Davis Drive

3. PLT-23-09-0049 - Replat - Lots 1R1 & 1R2, Block 1, Slink Addition (City Council District 2). Replat of Lots 1R1 & 1R2, Block 1, Slink Addition, creating two commercial lots on 2.41 acres. Lot 1, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Overlay District, and addressed as 1802 S Forum Dr

4. PLT-23-10-0055 - Preliminary Plat - Mayfield Road Addition (City Council District 2). Preliminary Plat creating seven lots on 71.457 acres. Lot 1 and 2, Block 1, Mayfield Road Retail Addition 1, Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294 and PD-436, within the SH 161 Corridor Overlay District, and addressed as 1000 Ikea Way, 1015 Ikea Place, and 965 Mayfield 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.

5. 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

6. 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

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 - 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

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.

9. CPA-23-10-0021 - Comprehensive Plan Amendment - Single Family Development (City Council District 5). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street

10. ZON-23-10-0037 - Zoning Change/Concept Plan - Single Family Development (City Council District 5). Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St

11. SUP-23-09-0038 - Specific Use Permit - Convenience Store at 809 & 811 W Jefferson (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd

12. SUP-23-05-0016 - Specific Use Permit - Kroger Fuel Addition (City Council District 3). Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy

13. SUP-23-09-0035 - Specific Use Permit - Omega Auto Sales (City Council District 5). Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main St

14. SUP-23-09-0034 - Specific Use Permit - Fiesta Parties and Events (City Council District 6). Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road

15. SUP-23-09-0039 - Specific Use Permit - Auto Dealer (Internet Only) at 925 W Jefferson (City Council District 1). Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson

16. ZON-23-09-0032 - Zoning Change/Concept Plan - Mira Lagos PD Amendment (City Council District 6). PD Amendment to allow front entry garages at Mira Lagos Subdivision consisting of 98 residential lots on 42.7 acres. Lots 1X-40, Block A, Lots 1X-25X Block 2, Lots 1X-22X, Block 3, and Lots 1X-22X, Block 4, Mira Lagos Addition, City of Grand Prairie, Dallas & Tarrant County, Texas, zoned PD-384, within the Lake Ridge Overlay District, and generally located to the south of Hanger Lowe Rd and to the east of Costal Blvd

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 20, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary