# PLANNING AND ZONING COMMISSION MEETING
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**
**MONDAY, JANUARY 08, 2024 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 December 11, 2023 P&Z meeting

2. PLT-23-11-0064- Final Plat - Lot 1, Block A, QuikTrip No. 1929 (City Council District 2). Final Plat creating one non-residential lot on 2.0092 acres. Tract 6, Benjamin F Smith Survey,

Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the I 20 Corridor Overlay District, and addressed as 4005 S Belt Line Rd

3. PLT-23-10-0057 - Final Plat - Jefferson at Loyd Park - Phase 2 (City Council District 4). Final Plat of Lot 1, Block 3, Jefferson at Loyd Park Addition, creating one multi-family residential lot on 14.13 acres. Multiple parcels within the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, Zoned PD-431, within the SH-360 Corridor Overlay, with a tentative address of 7112 S Hwy 360

4. PLT-23-11-0067 - Replat - Lot 2R, Block 1, JAI Addition (City Council District 4). Final Plat creating one commercial lot on 2.60 acres. Lots 2 & 3, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas and addressed as 2800 W Camp Wisdom Rd and 5131 Lynn Rd

5. PLT-23-10-0063 – Residential Replat - Dalworth Park Addition (City Council District 1). Residential Replat of Lot 3-R1, Block 132, Dalworth Park Addition, creating one residential lot on 0.144 acres. A portion of Lot 3, Block 132, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, within the SH 161 Corridor Overlay District, and addressed as 609 SW 14th Street

**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.*

6. SUP-23-06-0020 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with a total of 229 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

**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.*

7. CPA-23-11-0024 - Comprehensive Plan Amendment - Dina Estates Townhomes (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 & 1100 N Hwy 161

8. ZON-23-10-0036 - Zoning Change/Concept Plan - Dina Estates Townhomes (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161

9. CPA-23-11-0026 - Comprehensive Plan Amendment – 2020 Dalworth St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Light Industrial on 0.21 acres. Lot 36A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 2020 Dalworth Street

10. ZON-23-11-0042 - Zoning Change – 2020 Dalworth St (City Council District 5). Zoning Change from General Retail (GR) to Heavy Commercial (HC) on 0.21 acres. Lot 36A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 2020 Dalworth Street

11. CPA-23-11-0027 - Comprehensive Plan Amendment – 321 NW 15$^{th}$ St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.14 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial District, and addressed as 321 NW 15$^{th}$ St

12. ZON-23-11-0040 - Zoning Change - 321 NW 15th St (City Council District 5). Zoning Change from General Retail (GR) to Single-Family Six (SF-6) on 0.14 acres. Lot 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 319 & 321 NW 15th Street

13. ZON-23-11-0043 - Zoning Change – 2033 Galveston St (City Council District 1). Zoning Change from Planned Development-146 (PD-146) to Single Family-Six (SF-6) on 0.25 acres. A portion of Lot 9 and Lot 10, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-146 (PD-146) District, within the SH 161 Corridor Overlay District, and addressed as 2033 Galveston Street

**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 January 5, 2024.**

Monica Espinoza

*Monica Espinoza, Planning Secretary*