PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 10, 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 March 27, 2023, P&Z meeting

2. PLT-23-01-0004 - Final Plat – Amavi Grand Prairie (City Council District 2). Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant

County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd

3. PLT-23-02-0019 – Final Plat - Lots 1 & 2, Block 1, Young Addition (City Council District 6). Final Plat of Lots 1 & 2, Block 1, Young Addition, creating two residential lots on 12.024 acres. A 12.027-acre tract out of Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District, and addressed as 4138 Robinson Road

4. PLT-22-11-0109 - Preliminary Plat - Jefferson at Loyd Park Phase 2 (City Council District 4). Preliminary Plat for Jefferson at Loyd Park, Lot 1, Block 3, creating one lot on 14.1294 acres. A tract of land out of the James H. Hughes Survey, Abstract No. 732 and Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, zoned PD-431, and generally located south of Prairie Waters Dr and east of SH-360

5. PLT-23-02-0015 – Final Plat – Lot 1, Block A, Black Bear Addition (City Council District 2). Final Plat of Lot 1, Block A, Black Bear Addition, creating one commercial lot on 1.347 acres. A 0.81-acre tract out of Charles D. Ball Survey, Abstract No. 197, and A 0.56-acre tract out of Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned PD-29, within the I-20 Corridor Overlay District, and tentatively addressed as 2404 W IH-20

6. PLT-23-02-0015 – Replat – Lot 3R-2R, Block 1, The Sutherland Addition (City Council District 2). Replat of Lot 3R-2R, Block 1 of The Sutherland to record easements for a commercial lot on 12.482 acres. Lot 3R-2, Block 1, The Sutherland, City of Grand Prairie, Dallas County, Texas, zoned PD-424, within the SH 161 Corridor Overlay District, and addressed as 3720 S 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.

ITEMS FOR INDIVIDUAL CONSIDERATION

7. STP-22-11-0058 - Site Plan - Jefferson at Loyd Park Phase 2 (City Council District 4). Site Plan for Phase 2 of Jefferson at Loyd Park, a multi-family development with 352 units on 14.13 acres. A tract of land out of the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, zoned PD-431, and generally located south of Prairie Waters Dr and east of SH-360

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. CPA-23-02-0003 - Comprehensive Plan Amendment - The Square at Mountainview (City Council District 2). Amendment to the Future Land Use Map to change the designation from Open Space/Drainage to High Density Residential and Commercial/Retail/Office. Tract 9, J. W. E. Wallace Survey, Abstract No. 1517, Tracts 1, 2 and 3, Stephen C. O'Gwinn Survey, Abstract No. 1103, zoned PD-16, and addressed as 3801 Beltline Rd, 1103 FM Rd 1382, 1382 FM Rd 1382, and 3921 Beltline Rd

9. ZON-23-02-0010 - Zoning Change/Concept Plan - The Square at Mountainview (City Council District 2). Zoning Change from PD-16 for General Retail to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting a multi-family development with 167 units and two restaurants with a drive through on 14.330 acres. Tract 9, J. W. E. Wallace Survey, Abstract No. 1517, Tracts 1, 2 and 3, Stephen C. O'Gwinn Survey, Abstract No. 1103, zoned PD-16, and addressed as 3801 Beltline Rd, 1103 FM Rd 1382, 1382 FM Rd 1382, and 3921 Beltline Rd

10. SUP-23-02-0005 - Specific Use Permit - Outside Storage at 2814 Sandy Ln (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage. Tract 39, James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH 161 Corridor Overlay District, and addressed as 2814 Sandy Ln

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 April 07, 2023.

Monica Espinoza

Monica Espinoza, Planning Secretary