PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, JUNE 12, 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.

Unofficial, Impact Fee 101 presentation

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 May 22, 2023 P&Z meeting

2. PLT-23-04-0030 - Replat - Lot 2, Block 1, Remington I-30 Addition (City Council District 1). Replat of Lot 2, Block 1, Remington I-30 Addition, to record easements for a commercial lot

on 59.11 acres. Lot 2, Block 1, Remington I-30 Addition, City of Grand Prairie & City of Irving, Dallas County, Zoned PD-39, within the Beltline Corridor Overlay District, and addressed as 2701 N Belt Line Road

3. PLT-23-05-0032 - Final Plat – Duran Addition (City Council District 6). Final Plat of Lots 1-3, Block 1, Duran Addition, creating three residential lots on 1.650 acres. A 1.650-acre tract out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One, and addressed as 617, 618 & 625 Homestead Trail

4. PLT-23-04-0029 - Final Plat - Shady Grove Logistics Crossing (City Council District 1). Final Plat creating three non-residential lots on 72.73 acres. Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD for LI, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd

5. PLT-23-04-0027 - Preliminary Plat - Ascend at Forum (City Council District 2). Preliminary Plat creating 167 single family lots, one multi-family lot, and eight open space lots on 65.672 acres. 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 for Single Family and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

6. PLT-23-04-0026 - Replat - Lots 1 & 2, Block 1, Graciano Addition (City Council District 3). Residential Replat of Lots 1 & 2, Block 1, Graciano Addition, creating two residential lots on 0.428 acres. Lot 18R, Block 3, Lake Crest Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 1534 Avenue E

7. PLT-23-05-0031 - Residential Replat – J.E. Payne Revised (City Council District 5). Residential Replat of Lots 2R1-R and 1R2-R, Block A, J.E. Payne Addition Revised, creating two residential lots on 1.726 acres. Lots 2R1 and 1R2, Block A, J.E. Payne Addition Revised, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four, and addressed as 506 & 522 Hill St

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-23-04-0005 - Comprehensive Plan Amendment - Stripe A Zone (City Council District 1). Amendment to the Future Land Use Map to change the designation from Mixed Use and Commercial/Retail/Office to Light Industrial. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

9. ZON-23-04-0015 - Zoning Change - Stripe-A-Zone (City Council District 1). Zoning Change from Commercial and Commercial Office to Light Industrial on 11.96 acres of land. Lots 1-8, Block D, L. Cox and C. Hines Addition and Lots 1-2, Block A, Sargent Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office and Commercial, and addressed as 2601 Hines Ave, 2417 Sherman St, and 3300 E Abram St

10. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy

11. CPA-23-05-0007 - Comprehensive Plan Amendment - 1926 Mayfield Road (City Council District 2). Amendment to the FLUM to change the designation from Low Density Residential to Commercial/Retail/Office on 0.8458 acres. An 0.8458-acre tract out of J.C. Turner Survey Abstract No. 1739 and I. & G. N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road

12. ZON-23-05-0017 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zone Change from Single Family-Two Residential District to a Planned Development District for Office Use and a Concept Plan on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey Abstract No. 1739 and I.&G.N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road

13. SUP-23-03-0008 - Specific Use Permit - Spectrum of Love Day Care (City Council District 1). Specific Use Permit for a Child Day Care. GSID Community #5, Block 2, Lot 6, Site 7, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District, and addressed as 840 Greenview Dr

14. SUP-23-05-0015 - Specific Use Permit Review - Zaza Hookah Lounge (City Council 2). Review SUP No. 1125A, a Specific Use Permit for Amusement Services authorizing a Hookah Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250

15. ZON-23-05-0018 - Zoning Change - 1905 Galveston Street (City Council District 1). Zoning Change from Planned Development-146 to Single Family-Six Residential District on 0.176 acres. Lot 2, Block 102, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned PD-146, within the SH 161 Corridor Overlay District, and addressed as 1905 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 June 9, 2023.



Monica Espinoza, Planning Secretary