PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 26, 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 February 12, 2024 P&Z meeting

2. PLT-24-01-0004 - Final Plat - Lot 1, Block 1, Hamilton Headquarters Addition (City Council District 4). Final Plat of Lot 1, Block 1, Hamilton Headquarters Addition, creating one commercial lot on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey,

Abstract No. 1723, and S.H. Beeman Survey, Abstract No.1693, City of Grand Prairie, Dallas County, zoned PD-30A, within the IH-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd

3. PLT- 24-01-0001 - Final Plat - Prairie Ridge Phase 6. Final Plat for Prairie Ridge Phase 6, including 109 residential lots and 2 HOA lots. 25.662 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and east of the Thimbleberry Trail

4. PLT-24-01-0006 - Preliminary Plat - Prairie Ridge Phase 8 & 9. Preliminary Plat for Prairie Ridge Phases 8 & 9, including 269 residential lots and 9 HOA lots. 62.251 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and west of the Thimbleberry Trail

5. PLT-24-01-0005 - Preliminary Plat for a new single-family subdivision consisting of 138 residential lots and nine (9) open space lots on 37.945 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

6. PLT-24-01-0002 – Replat – Lot 3R, Block 126, Dalworth Park Addition (City Council District 1). Replat of Lot 3R, Block 126, Dalworth Park Addition, creating one lot on 0.340 acres. Lots 3, and 4, Block 126, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi-Family One (MF-1) within the SH 161 Corridor Overlay District, and addressed as 1905 and 1913 El Paso Street

7. PLT-24-01-0003 – Residential Replat – Dalworth Park Addition (City Council District 5). Residential Replat of Lot 27R, Block 161, Dalworth Park Addition, creating one residential lot on 0.128 acres. A portion of Lot 27, Block 161, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 642 N M L King Jr Blvd

8. PLT-23-12-0073 - Preliminary Plat - Jefferson at Lake Ridge Addition (City Council District 4). Preliminary Plat of Lot 1, Block 1, Jefferson at Lake Ridge Addition, creating one multi-family lot on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel 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-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

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.

9. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

10. CPA-24-01-0003 - Comprehensive Plan Amendment – 821 MacArthur Blvd (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

11. ZON-24-01-0002 - Zoning Change - 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

ITEMS FOR INDIVIDUAL CONSIDERATION

12. STP-24-01-0002 - Site Plan – Harbor Freight Tools (City Council District 5). Site Plan for a 16,000 sq. ft. commercial retail building on 1.93 acres. Lot 1, Block A, Hakemy Addition, Dallas County, Texas, zoned General Retail (GR) and addressed as 900 E Pioneer Pkwy

13. STP-24-01-0003 - Site Plan – Scannell Shady Grove (City Council District 1). Site Plan for an industrial warehouse on 14.075 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay District and addressed as 902 W Shady Grove Rd & 3325 Hardrock Rd

14. STP-23-11-0027 - Site Plan – JPI Great Southwest Parkway (City Council District 4). Site Plan for a multi-family development with 439 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel 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-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

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.

15. SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 Macarthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd

16. ZON-24-01-0001 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 2,100 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct

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 February 23, 2024.

Monica Espinoza

Monica Espinoza, Planning Secretary