



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, OCTOBER 24, 2022 AT 5:30 PM**

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**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**

**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 10, 2022, P&Z meeting
2. PLT-22-09-0090 - Preliminary Plat - Wildlife 3 Industrial (City Council District 1). Preliminary Plat of Lot 1, Block 6, and Lots 1-3, Block 7 Creating four non-residential lots on 73.47 acres. Tracts 1-3, and a portion of Tract 7, Benjamin Reed Survey, Abstract No. 1225, Page 330, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 701 W. Wildlife Pkwy
3. PLT-22-09-0096 – Residential Replat – Tyre Estates Addition (City Council District 1). Residential Replat of Lot 11-R, Block 8, Tyre Estates Addition, creating one residential lot on 0.237 acres. Lot 11, Block 8, Tyre Estates Addition and a portion of abandoned Truman Street

Right-of-Way, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Four Residential District, and addressed as 841 Tuskegee Street

4. PLT-22-09-0091 – Residential Replat – Lots 1-R & 2-R, Block B and Lots 21-R & 22-R, Block C, Lake Crest No. 3 Addition (City Council District 3). Residential Replat of Lots 1-R & 2-R, Block B and Lots 21-R & 22-R, Block C, Lake Crest No. 3 Addition, creating four residential lots on 0.752 acres. Lots 1 & 2, Block B and Lots 21 & 22, Block C, Lake Crest No. 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 1837, 1838, 1841 & 1842 Avenue C
5. PLT-22-09-0095 - Preliminary Plat - Amavi Grand Prairie (City Council District 2). Preliminary 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

## **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 or 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**

6. STP-22-09-0048 - Site Plan - 702 E Davis (City Council District 5). Site Plan for a multi-family development with 40 residential units on 1.277 acres. Tract 45 of John W Kirk Survey, Abstract No. 726 and Lot 1, Block A, Fagan Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area, within Central Business District No. 2, and addressed as 702 E Davis St
7. STP-22-09-0047 - Site Plan - Shady Grove Logistics Crossing (City Council District 1). Site Plan for three industrial warehouse buildings totaling 999,321 sq. ft. 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
8. STP-21-11-0019 - Site Plan - Calvary Family Worship Center (City Council District 4). Site Plan for a 5,000 sq. ft. church building on 6.72 acres. Tract 4.4, S.T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas County, Texas, zoned PD-81, within the Lake Ridge Corridor Overlay and tentatively addressed as 4550 Lake Ridge Parkway

9. STP-22-09-0046 - Site Plan - Amavi Grand Prairie (City Council District 2). Site Plan for hybrid housing 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 land with an approximate address of 2401 Kirbybrook

## **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.*

10. SUP-22-09-0039 - Specific Use Permit/Site Plan - Quik Trip SEC Belt Line and I-20 (City Council District 2). Specific Use Permit/Site Plan for Quik Trip Convenience Store with Gas Sales on 2.0414 acres. Tract 6, Benjamin F Smith Survey, Abstract 1377, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-16) within the I-20 Corridor Overlay District with an approximate address of 4005 S Belt Line Rd
11. SUP-22-09-0038 - Specific Use Permit/Site Plan – Shake Shack at 1550 Mayfield Rd (City Council District 2). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.326 acres. Lot 1A, Block B, Epic West Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 and the IH-20 Corridor Overlay Districts, and addressed as 1550 Mayfield Road
12. ZON-22-08-0023 - Zoning Change - Veterans Housing at 658 SW 3rd Street (City Council District 5). Zoning Change from General Retail (GR) to a Planned Development District for General Retail and Registered Group Home Uses on 2.49 acres. Tract 43, McKinney & Williams Survey, Abstract 1045, Page 660, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 658 SW 3rd Street
13. ZON-22-08-0024 - Zoning Change/Concept Plan - Heritage Towne (City Council District 6). Zoning Change from Agriculture and PD-399A for Multi-Family Use to a Planned Development District for Multi-Family Three and a Concept Plan depicting 411 dwelling units. 17.769 acres of land in the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned Agriculture and PD-399A, and addressed as 10889 Davis Dr

## **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 21, 2022.**



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*Monica Espinoza, Planning Secretary*