



**PLANNING AND ZONING COMMISSION MEETING**  
**VIDEO CONFERENCE**  
**MONDAY, FEBRUARY 08, 2021 AT 5:30 PM**

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**AGENDA**

**Due to the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission Meeting shall be held by videoconference. Members of the Council and the public will participate via videoconference. Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:**

**You are invited to a Zoom webinar.**

**When: Feb 8, 2021 05:30 PM Central Time (US and Canada)**

**Topic: City of Grand Prairie - Planning and Zoning Commission Meeting**

**Please click the link below to join the webinar:**

**<https://gptx.zoom.us/j/94864519553?pwd=QVR4NE1ObW1ZSkJxccktFczFwVIB3Zz09>**

**Passcode: 141708**

**Or iPhone one-tap :**

**US: +13462487799,,94864519553#,,,,\*141708# or  
+14086380968,,94864519553#,,,,\*141708#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1  
312 626 6799 or +1 646 876 9923 or +1 301 715 8592**

**Webinar ID: 948 6451 9553**

**Passcode: 141708**

**International numbers available: <https://gptx.zoom.us/j/94864519553?pwd=QVR4NE1ObW1ZSkJxccktFczFwVIB3Zz09>**

**All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your phone by pressing \*6. Any speaker wishing to visually display documents in connection with a presentation must submit them to [mespinoza@gptx.org](mailto:mespinoza@gptx.org) in PDF format no later than 3 o’clock p.m. on February 08, 2021.**

## **CALL TO ORDER - Commissioner Briefing**

*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.*

## **AGENDA REVIEW**

### **\*Agenda Review**

### **\* COVID Meeting Procedures**

**PUBLIC HEARING - 6:30 PM** Video Conference  
Chairperson Shawn Connor Presiding

### **Invocation**

### **Pledge of Allegiance to the US Flags and to the Texas Flag**

## **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 January 25, 2021 P&Z meeting.
2. P210201 - Minor Subdivision Plat - Ernesto Fabian Addition, Lots 1-3 Minor Plat (City Council District 5). Minor Subdivision Plat of Lots 1, 2, and 3, Ernesto Fabian Addition, creating three residential lots on 0.99 Acres. Lots 1, 2, and 3, Ernesto Fabian Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District (SF-4) and addressed as 1002 Small St
3. P210202 - Final Plat - TCC MacArthur Addition, Lots 1-3, Block 1 (City Council District 1). Final Plat of Lots 1,2 and 3, Block 1, TCC MacArthur Addition, creating three non-residential lots on 215.91 acres. Lots 1,2 and 3, Block 1, TCC MacArthur Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the IH 30 Corridor Overlay District and addressed as 2250 E. IH 30 Service Road
4. Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas,

zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway

5. RP210201 - Replat - Twin Airports Industrial Addition, Lots 30-R2 and 32R, Lot C (City Council District 5). Replat of Lots 30-R2 and 32R, Block C, Twin Airports Industrial Addition, creating two non-residential lots from four on 0.437 acre. Lots 30-R2 and 32R, Block C, Twin Airport Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the Central Business District 3 (CBD 3) and addressed as 2009 and 2017 E. Main Street

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*In accordance with Section 1.11.5.7 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 1.11.5.7.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**

### **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.*

6. Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd
7. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot

lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

## **ADJOURNMENT**

**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 on 02/05/2021.**

**Monica Espinoza**  
*Planning Secretary*

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.

## **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

It is the custom and tradition of the members of the Planning and Zoning Commission to have an invocation followed by recitals of the United States of America and State of Texas pledges of allegiance prior to the beginning of its meetings. The invocation and pledges are directed to and offered solely for the benefit of the members of Commission, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Commission during the meeting.