



PLANNING AND ZONING COMMISSION MEETING
VIDEO CONFERENCE
MONDAY, FEBRUARY 22, 2021 AT 5:30 PM

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 22, 2021 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/91635718993?pwd=WmpCL3lLUkrQnQ5SFYyWjAyU0hSQT09>

Passcode: 634200

Or iPhone one-tap :

US: +13462487799,,91635718993#,,,,*634200# or +16699006833,,91635718993#,,,,*634200#

Or Telephone:

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

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

Webinar ID: 916 3571 8993

Passcode: 634200

International numbers available: <https://gptx.zoom.us/j/91635718993>

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 in PDF format no later than 3 o’clock p.m. on February 22, 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 February 8, 2021 P&Z meeting
2. P210204 - Final Plat - Jefferson at Grand Prairie (City Council District 6). Final Plat of Lot 2, Block 1, Jefferson at Grand Prairie Addition creating one lot for multifamily development. Lot 1, Block 1, Jefferson at Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas zoned PD-400 (Multifamily), and addressed as 1225 IH-20
3. RP210202 - Replat – Florence Hill Addition No. 1, Lots 38-R1 and 38R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.008 acres. Lots 38-R1 and 38R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 918 Alspaugh Lane
4. RP210203 - Replat – Florence Hill Addition No. 1, Lots 3R-1 and 3R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.009 acres. Lots 3R-1 and 3R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 825 Alspaugh Lane
5. RP201001 - Replat – Great Southwest – South Addition, Lot 92R, (City Council District 1). Replat combining two lots; Sites 92 & 93 Great Southwest-South GSW Industrial District Addition, creating one non-residential lot on 5.247 acres. Lot 92R, Great Southwest - South GSW Industrial District, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2626 W. Pioneer Parkway

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 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

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. Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses
7. SU210201/S210201 - Specific Use Permit/Site Plan - Lone Star Off Road Park (City Council District 1). Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd
8. Z210101/CP210101 - Zoning Change/Concept Plan – PD-174 to Duplexes at 720 W. Polo Road (City Council District 6). Zoning Change and Concept Plan for creating a Planned Development District with a base zoning of Single Family Attached on 2.91 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1046, City of Grand Prairie, Dallas County, Texas, zoned PD-174, located northeast of Robinson Road and Polo Road, and addressed as 720 W. Polo Road

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.

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.

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 02/19/2021.

Monica Espinoza

Planning Secretary

A handwritten signature in cursive script that reads "Monica Espinoza". The signature is written in black ink and is positioned above a horizontal line.

Monica Espinoza, Planning Secretary