



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, April 08, 2024

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

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

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.

6:30 PM Council Chambers

REGULAR MEETING

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 March 25, 2024 P&Z meeting

2. PLT-24-02-0011 - Final Plat - Heritage Towne Phase II Addition (City Council District 6). Final Plat of Lot 1X, Block K, Heritage Towne Phase II Addition, creating one open space lot on 3.018 acres. A portion of a tract out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, zoned PD-399A, and generally located north of Davis Drive and east of Eva Mae Boulevard
3. PLT-24-02-0010 - Final Plat – Constellation Ave K Addition (City Council District 1). Final Plat of Lot 1, Block 1, Constellation Ave K Addition, creating one industrial lot on 10.0018 acres. Site 1A and a portion of Site 1, Block 5, GISD Community No. 5 Addition, Second Installment Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 901 Avenue K East
4. PLT-24-02-0014 – Residential Replat – 310 Trigg Street (City Council District 5). Residential Replat of Lot 11-R1A & 11-R1B, Block R, Grand Prairie Estates Addition, creating two residential lots on 0.335 acres. Lot 11R-1, Block R, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 310 Trigg St

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.

5. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

ITEMS FOR INDIVIDUAL CONSIDERATION

6. STP-24-02-0012 - Site Plan - Sonic (City Council District 5). Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main 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.

7. ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed a 401 E Palace Pkwy
8. SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy
9. SUP-24-02-0010 - Specific Use Permit – Convenience Store at 3725 S Carrier Parkway (City Council District 2). Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway
10. ZON-24-02-0005 - Zoning Change/Concept Plan - Southgate Mixed Use (City Council District 6). An amendment to PD-414A and PD-322A; Zoning Change from Planned Development 322A for mixed-use to Planned Development 414A for Multi-Family, Townhome, Commercial and Office Uses on 3.31 acres, and amendment to certain development standards for PD-414A on 52.793 acres. Being a portion of Property ID 291248, J. Lawrence Survey, Abstract No. 616, and Property ID 242969, J. Lawrence Survey, Abstract No. 616 and Lots 1-3, 4R, 5 and 6, Block A, and Lot 1, Block B, Hanover Southgate Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-414A and PD-322A, and generally located east of State Highway 360 and north of US Highway 287

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 April 05, 2024.



Monica Espinoza, Planning Secretary