



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 22, 2021 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

Agenda Review

COVID Meetings Update

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 March 08, 2021 P&Z meeting
2. P210306 - Minor Subdivision Plat - Diaz Estates, Lots 1 and 2, Block 1 Minor Subdivision Plat. Minor Plat of Lots 1 and 2, Block 1, Diaz Estates Addition, creating two residential lots on 40.076 acres. Lots 1 and 2, Block 1, Diaz Estates, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14349 County Road 511, Venus, Texas

3. P210307 - Final Plat - Hardrock Road Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Parker Road Addition, Lot 1, Block 1, dedicating roadway rights-of-way and creating one non-residential lot on 2.136 acres. Lot 1, Block 1, Parker Road Addition, situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the SH-161 Corridor Overlay District and addressed as 3409 Hardrock Rd
4. RP210301 - Replat - Dalworth Park Addition, Lot 3R, Block 13 (City Council District 5). Replat combining two lots; Lots 3 & 4, Block 13, Dalworth Hills Addition, creating one single family residential lot on 0.143 acre. Lots 3 and 4, Block 13, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 317 NW 14th St
5. RP210303 - Replat - L. Cox and C. Hines Resubdivision, Lot 1R and Lot 2R, Block D (City Council District 1). Replat of Lot 1-R and 2-R, Block D, L. Cox and C. Hines Resubdivision, creating two non-residential lots on 4.817 acres. Lots 1, 2, and 3, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District and addressed as 2601 Hines Avenue

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.

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. Z201101/CP201101 - Zoning Change/Concept Plan - Mixed Use at SH-360 and Davis Rd (City Council District 6). Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, mixed and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No. 135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287
8. SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block 1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas zoned PD-365 within the Lake Ridge Corridor with an approximate address of 2050 Mansfield Rd

ITEMS FOR INDIVIDUAL CONSIDERATION

9. S210304 - Site Plan - The Sutherlands Phase 2 (City Council District 2). Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr

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. Z180602A – Zoning Change – EpicCentral (City Council District 2). Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use. Lots 1, 2, 3, and 4, Block 1, Lots 1 and 4, Block 2, Lot 2R, Block 3, Central Park Addition, and Lot 3R, Block 2, Lot 1, Block 3, Lot 2R, Block 3, and Lot 1R, Block 4 of Epic Central Phase III, and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH 161 Corridor Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl
11. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 72 lots on 7.7513 acres. The lot sizes range from 1,680 to 3,299 sq. ft with lot widths of 25-34 feet and 85-108-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
12. SU180805A/S180803A - Specific Use Permit Amendment/Site Plan Amendment - Outside Storage at 1113 W. Oakdale Rd. (City Council District 1). Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road
13. Z210202/CP210202 - Zoning Change/Concept Plan -EB Timber Oaks (City Council District 1). Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres.

Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive

ADJOURNMENT

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 March 19, 2021.

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.



Monica Espinoza, Planning Secretary