



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 08, 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 February 8, 2021 P&Z meeting
2. Approval of Minutes of the February 22, 2021 P&Z meeting
3. P210301– Final Plat – Prairie Gate Ph. 2 Addition, Lots 2 & 3, Block A (City Council District 2). Final Plat creating two non-residential lots on 10.646 acres. Situated in the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas. Zoned PD-19 and is within IH 32 Corridor Overlay District, addressed as 3930 & 3972 Westcliff Road

4. P210302 - Preliminary Plat - Cottages at Dechman (City Council District 2). Preliminary Plat of Lot 1, Block A, Cottages at Dechman, creating a multifamily residential lot on 15.902 acres. Lot 1, Block A, Cottages at Dechman, City of Grand Prairie, Dallas County, Texas zoned PD-20 (Multi-Family) and located in the IH-20 Corridor Overlay District, and addressed as 3900 Dechman Drive
5. P210303 - Preliminary Plat - Hamilton-Matthew Business Center Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat of Lots 1 & 2, Block 1, Hamilton-Matthew Business Center Addition, creating two office/warehouse industrial lots on 7.0 acres. Lots 1 & 2, Block 1, Hamilton-Matthew Business Center Addition, City of Grand Prairie, Dallas County, Texas zoned PD-30 (Light Industrial) and is located in the IH-20 Overlay Corridor District. The property is generally located at southeast corner of Bardin Road and Tarrant-Dallas County Line
6. P210304 - Final Plat - Heritage Towne (City Council District 6). Final Plat for 103 residential lots, 7 open space lots, 12 private street and alley lots, and 1 amenity center lot on 39.636 acres. Final Plat for Heritage Towne Addition including Lots 1-57x, Block A, Lots 1-14x, Block B, Lots 1-17x, Block C, Lots 1-17x, Block D, Lots 1x-9, Block E, Lots 1x-2x, Block F, Lot 1x, Block G, and Lots 2x-9x, Block H, City of Grand Prairie, Dallas County, Texas, PD-399A and approximately located north of the intersection of Highway 287 and Davis Road-
7. P201204 - Preliminary Plat - Camp Wisdom Village Addition (City Council District 4). Preliminary Plat for Lots 1-4, Block 1, Camp Wisdom Village, creating four lots on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

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.

8. 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
9. 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

10. 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

ITEMS FOR INDIVIDUAL CONSIDERATION

11. S201203 - Site Plan - Camp Wisdom Village (City Council District 4). Site Plan for Camp Wisdom Village, a multi-family and mixed-use development with 499 multi-family units and 16,000 sq. ft. of retail/restaurant uses on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

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.

12. SU210301/S210301 - Specific Use Permit / Site Plan – Bush & Pioneer Centre (Council District 2). Specific Use Permit and Site Plan for drive through restaurant within Bush Pioneer Centre on 1.155 acres. Lot 5R, Block A, Bush Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD 351, within the 161 Corridor Overlay District, approximately located northeast of the intersect of SH161 and Arkansas Lane
13. TA210101 - Text Amendment to Article 10: Parking and Loading Standards and Article 30: Definitions of the Unified Development Code to revise the parking requirements and definitions regarding auto related businesses

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 05, 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