



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, OCTOBER 10, 2022 AT 5:30 PM**

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**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**

**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 September 26, 2022, P&Z meeting
2. PLT-22-08-0087 - Final Plat - Lot 1, Block 1, Parkside on Carrier Addition (City Council District 3). Final Plat of Lot 1, Block 1, Parkside on Carrier Addition, creating a single lot on 2.85 acres Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Residential District, and addressed as 1217 S Carrier Parkway
3. PLT-22-08-0086 – Residential Replat - Lots 1 & 2, Block 1, Brickman on 23<sup>rd</sup> Addition (City Council District 5). Residential Replat of Lots 1 & 2, Block 1, Brickman on 23<sup>rd</sup> Addition, creating two residential lots on 0.502 acres, Lots 10 & 11, Block C, Western Hills Addition,

City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District (2F), within the 161 Corridor Overlay District, and addressed as 2214 & 2218 Dalworth Street

4. PLT-22-08-0081 - Final Plat - G Industrial (City Council District 1). Final Plat of Lot 1, Block 1, G Industrial Addition, creating one non-residential lot on 4.57 acres. Tract 43, John C. Read Survey, Abstract 1183, page 875, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, and addressed as 1200 W. Oakdale Road
5. PLT-22-08-0083 – Replat – Dalworth Park Addition (City Council District 1). Replat of Lot 7-R, Block A, Dalworth Park Addition, creating one commercial lot on .723 acres. Lots 7, 8, and 9, Block A, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial District, and addressed as 2331 Dalworth St
6. PLT-22-08-0082 – Replat – MBSA Addition (City Council District 1). Replat of Lots 1 & 2, Block 1, MBSA Addition, creating two commercial lots on 6.179 acres. Lot 1R1, County Line Addition, and Lot 2, Block A, RES Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 371 (PD-371), and addressed as 2519 W Jefferson St and 415 S Great Southwest Pkwy

## **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.*

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

7. Master Thoroughfare Plan Amendment to Reclassify an Unnamed Minor Arterial, 4-lane Undivided Thoroughfare from W Shady Grove Rd to the W Rock Island Rd.
8. STP-22-08-0037 - Site Plan - GSW Phase II (City Council District 1). Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract 1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district, within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd
9. STP-22-08-0044 - Site Plan Amendment - Mayfield Road Industrial (City Council District 2). Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road

## **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. CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 10.98 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr
11. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line and Multi-Family and a Concept Plan depicting 461 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr
12. ZON-22-08-0022 - Zoning Change/Concept Plan - 4106 Lake Ridge Retail (City Council District 6). Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy

## **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 October 07, 2022.**



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*Monica Espinoza, Planning Secretary*