



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, March 6, 2017

5:30 PM

City Hall, Briefing Room

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#### 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.

\* Open Meetings Act - Open Government Training Video

\* Agenda Review

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**Public Hearing**  
**6:30 p.m. Council Chambers**

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**Chairperson Lynn Motley Presiding**

#### Invocation

**Pledge of Allegiance to the US Flags and to the Texas Flag**

#### Consent Agenda - Disapproval of Plats without Prejudice

*Pursuant to the requirements of Local Government Code 212.009, the following plats are being brought before the Planning and Zoning Commission for consideration. These plats are in the review process and are pending the submittal of corrections by the applicants to bring the plats into compliance with City requirements. It is the recommendation of staff that these plats be disapproved without prejudice pending the submittal and review of the corrected plats. These plats will be returned to the Planning and Zoning Commission for further consideration upon completion of the review process.*

- 1      [17-6543](#)      P170401- Final Plat - Prairie Ridge Phase I
- P170402 - Preliminary Plat - Gull Addition, Lot 1, Block 1
- P170403 - Preliminary Plat - Smith I-20 Addition, Lots 1-2, Block A
- P170404 - Final Plat - Riverside Place, Lot 1, Block A
- RP170401 - Replat - Kohl's Grand Prairie Addition, Lot 1R-1, and 1R-2, Block 1
- RP170402 - Replat- Burbank Gardens Addition First Unit Revised, Lots 1R-1, 2-R, 3-R, and 4-R, Block 1
- RP170403 - Replat - Sharpston Heights Addition No. 2, Lot 11R-1, Block 1

### 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.*

- 2      [17-6544](#)      Approval of Minutes of the February 6, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 02-06-17.pdf](#)
- 3      [17-6550](#)      P170301 - Final Plat - Victory @ Lakeridge Addition, Lot 5, Block 1 (City Council District 6). Approval of a Final Plat creating one non-residential lot on 2.751 acres. The subject property is located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development 283 (PD-283) District, and within the Lakeridge Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.
- Attachments:** [Location Map.pdf](#)  
                                 [Final Plat Exhibit.pdf](#)

- 4      [17-6551](#)      P170302 - Final Plat - GSW Bardin Addition (City Council District 6). A request to approve a Final Plat for full service car wash on 1.34 acres. The property is generally located west of S. Great Southwest Parkway and approximately 320 feet south of Bardin Road. The property is zoned Planned Development -45 District (PD-45) and lies within the Interstate 20 Corridor Overlay District (I-20). The agent is Gary Hardin, Hardin Surveying and the owner is Viran Nana, 4100 GSW Pkwy. LLC.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Final Plat.pdf](#)
- 5      [17-6552](#)      RP170302 - Replat - Lake Ridge Section 10-II, Lot 497-R, Block 1 (City Council District 6). Approve a Final Plat of Lot 497-R, Block 1, of Lake Ridge Section 10-II, to create a single lot out of two lots within the existing residential subdivision. The 1.419-acre tract is zoned Planned Development-220 (PD-220) District and addressed as 839 Bentwater Pkwy and 835 Bentwater Pkwy. The owner is Norvis and Jacquetta Haygood and the surveyor is Luke Keeton, Keeton Surveying Co.
- Attachments:**   [Location Map.pdf](#)  
   [PON.pdf](#)  
   [Notify.pdf](#)  
   [Exhibit - Replat.pdf](#)
- 6      [17-6553](#)      RP170303 - Replat - Lodge Realty Addition, No. 2, Lots 1B, 2B, and 3, Block 1 (City Council District 4). Approval of a Final Plat of Lot 1B, 2B, and 3, Block 1, of Lodge Realty Addition. The 6.773-acre tract is zoned Planned Development-140 (PD-140) for commercial uses and addressed as 4330 S. State Hwy 360. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Todd Amsell, Amsdell Storage Ventures XXI, LLC.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Replat.pdf](#)
- 7      [17-6554](#)      RP170304 - Replat - RCCG Tower of Love Addition, Lot 1, Block A (City Council District 5). Approval a Final Plat of Lot 1, Block A, of Kathryn-Gene Addition, to create a single lot out of three lots. The 1.353-acre tract is zoned Single Family-Four (SF-4) District and General Retail (GR) and addressed as 320-322 N. Beltline Road and 805 Oak St. The applicant is Javier Cortez, Arthur Surveying Co., Inc. and the owner is Dr. Chyrss Okonofua, RCCG: Tower of Love.
- Attachments:**   [Location Map.pdf](#)  
   [PON.pdf](#)  
   [Notify.pdf](#)  
   [Exhibit - Replat.pdf](#)

- 8      [17-6546](#)      S170301 - Site Plan - Arise and Build Christian Church (City Council District 5). Approve a site plan for a new 3,250 sf sanctuary building addition to an existing church campus on one lot on 1.19 acres. The 1.19 acre property is generally located at the southeast corner of N.W. 17th Street and Cain Lane (518 N.W. 17th Street). The property is zoned Single Family 4 (SF-4) District and is within the State Highway 161 Overlay Corridor District (SH-161). The applicant is James Buford, Arise and Build Church.

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**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Property.pdf](#)

[Exhibit - Site Plan Package.pdf](#)

- 9      [17-6547](#)      S170302 - Site Plan - Murco Warehouse Facility (City Council District 5). Approve a site plan for a new single story, 7,800 sf office/showroom-warehouse facility on one lot on 0.51 acres. The 0.51 acre property is generally located at the southwest corner of East Main Street and S.E. 19th Street (1825 E. Main Street). The property is zoned Light Industrial (LI) District and is within the Central Business District Overlay Corridor District, Section 3 (CDB-3). The agent is Jim Snyder, Bennett Building System and the owner is Juan Benton, FJM Legacy Property Mgmt.

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**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan Package.pdf](#)

### **Public Hearing Postponement, Recess, and 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.*

None

**Items for Individual Consideration**

None

**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**      [17-6545](#)      CP170301 - Concept Plan - SEC of Hwy 161 and Arkansas Ln (City Council District 2). Approval of a Concept Plan for three retail/restaurant buildings, two restaurants, and one hotel on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of S. Highway 161 and Arkansas Lane, zoned Planned Development 273-A (PD-273A) District, and within the SH 161 Corridor Overlay District. The agent is Byron Waddey, Vasquex Engineering, LLC and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

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**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

- 11      [17-6386](#)      Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to rezone 19.94 acres from Planned Development-77 (P-77) District to a Planned Development for single family detached uses. The subject property is addressed as 3600 S. Great Southwest Parkway, located on the southwest corner of S. Great Southwest Parkway and S. Forum Drive, and zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

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**Attachments:** [Location Map Revised.pdf](#)

[PON Revised.pdf](#)

[Notify Revised.pdf](#)

[Exhibit - Concept Plan.pdf](#)

- 12      [17-6548](#)      Z170202/CP170201 - Zoning Change/Concept Plan - General Retail and add approximately 19 acres of Urban Residential and Multi Family (City Council District 2). A request for approval of a Concept Plan to establish access and circulation for general retail and multi-family residential uses on 39.22 acres. The subject property is addressed as 3600 Robinson Road, generally located at the northeast corner of S. Highway 161 and S. Forum Drive, zoned Planned Development 294 (PD-294) District, and within the SH 161 Corridor Overlay District. The agent is Rob Parsons, Gateway Planning, the applicant is Charlie Anderson, TA Land Fund LP, and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

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**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Concept Plan Exhibit.pdf](#)

- 13      [17-6549](#)      Z170301 - Zoning Change - Single Family at Seeton Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to a Planned Development for single family uses. The 8.76-acre property, addressed as 2700 and 2720 E Seeton Road, is generally located east of Day Miar Road. The agent is Rich Darragh, Skorburg Company and the owner is Michael Farah, Rafah Real Estate, LLC.

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**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

## **Adjournment**

**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 March 3, 2017.**

**Chris Hartmann  
Planning Secretary**

**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.**