



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, June 2, 2014

6:00 PM

Council Briefing Room

Call To Order - Commissioners 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.

Staff Presentations

Agenda Review

Public Hearing
7:00 p.m. Council Chambers

Chairperson Tommy Garrett Presiding

Invocation

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 [14-3710](#) P140701 - Final Plat - Green Addition, Lot 1, Block 1
- P140702 - Preliminary Plat - Equestrian Crossing, Lots 1-3, Block 3
- RP140701 - Replat - Burbank Gardens Addition, Lots 4A, 4B, 4C, & 4D, Block F
- RP140702 - Replat - Florence Hill No. 1 Addition, Lots 39A & 29B
- RP140703 - Replat - Iglesia Evangelica Addition, Lot 350R2, Block 793
- RP140704 - Replat - Aspens at Central Park, Lot 1, Block 1
- RP140705 - Replat - Paddock Place Addition, Lots 2R & 3R, Block 2
- RP140706 - Replat - Timber Oaks Lane Elementary Addition, Lot 1, Block A
- RP140707 - Replat - Wallingford Village Addition, Lot 5R, Block 11R
- RP140708 - Replat - Gifco Addition No. 1, Lot 1R, Block A

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 [14-3709](#) Approval of Minutes of the May 5, 2014 P&Z meeting.
- Attachments:** [PZ Draft Minutes 05-05-14.pdf](#)
- 3 [14-3726](#) P140601 - Final Plat - Riverpoint Industrial Addition (City Council District 1). Consider a request for approval of a Final Plat, creating three (3) lots on 42.00 acres. The subject site is zoned Light Industrial (LI) District and is generally located south of W. Trinity Boulevard at approximately 3000 Roy Orr Boulevard. The agent is John Andricopoulos, Pacheco Koch and the owner is Lee Belland, Riverpoint Industrial Investors, LLC.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A.pdf](#)

- 4 [14-3727](#) P140602 - Final Plat - Wildlife Commerce Park, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses. The agent is Cody Hodge, Half Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Attachments: [Location Map.pdf](#)
 [Exhibit Plat Map.pdf](#)

- 5 [14-3739](#) S140602 - Site Plan - Wildlife Commerce Park Building II (City Council District 1). Consider a request to approve a site plan to construct a 344,400-square-foot speculative warehouse building. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial. The applicant is Lorelei Mewhirter, O'Brien & Associates.

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Attachments: [PON.pdf](#)
 [Property Notifications.pdf](#)
 [Location Map.pdf](#)
 [P & Z Exhibits.pdf](#)

- 6 [14-3728](#) S140603 - Site Plan - Hills of Westchester Clubhouse (City Council District 3). Consider a request to approve a site plan to develop an amenity center with a 2,149-square-foot clubhouse. The 1.07-acre property, located at 5754 Appalossa Drive, is zoned Planned Development 136 (PD-136) for general retail, single family detached, and garden home uses. The agent is Kim Weir, Vision Communities Management and the owner is Robert De Los Santos, Hills of Westchester HOA.

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Attachments: [PON.pdf](#)
 [Property Notifications.pdf](#)
 [Location Map.pdf](#)
 [Exhibit Plans.pdf](#)

- 7 [14-3729](#) SU140602/S140601 - Specific Use Permit/Site Plan - 2302 E. Pacific Avenue (City Council District 5). Consider a request to approve a specific use permit and site plan to operate a tractor trailer sales business. The 11.07-acre property, located at 2302 and 2229 E. Pacific Avenue, is zoned Light Industrial (LI) District and is within District No. 3 of the Central Business District Overlay Corridor. The agent is Teo Kukic, Pacific Truck Sales and the owner is Nezira Gagic, Prime Central Realty.
City Council Action: June 17, 2014
Attachments: [PON.pdf](#)
 [Property Notifications.pdf](#)
 [Location Map.pdf](#)
 [Exhibit Site Plan.pdf](#)
- 8 [14-3730](#) SU890201A - Specific Use Permit Amendment - 2765 N. Great Southwest Parkway (City Council District 1). Consider a request to amend the approved Specific Use Permit and Site Plan. The subject property is 8.97 acres, located at 2765 N Great Southwest Parkway, and is zoned Light Industrial (LI) District with a Specific Use Permit (SUP-502) to allow vehicle maintenance, a fueling facility/storage, a wash bay, and outside storage. The owner is Guy Holbert, Penske Truck Leason.
City Council Action: June 17, 2014
Attachments: [PON.pdf](#)
 [Property Notifications.pdf](#)
 [Location Map.pdf](#)
 [Penske Operational Plan.pdf](#)
 [Exhibit Site Plan.pdf](#)
- 9 [14-3731](#) TA140604 - Text Amendment - Engineering Pro Rata. Consider a request for the approval of a Text Amendment to Article 22: "Fee Schedule" of the Unified Development Code related to pro rata charges and types of reimbursable costs, and repealing Section 26-81 of the Code of Ordinances. The owner/applicant is the City of Grand Prairie Planning Dept.
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- 10 [14-3745](#) TA140605 - Text Amendment - Article 15, Floodplain Management. Consideration for approval of a Text Amendment to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of revising text to reference the most recent flood insurance study for Dallas County. Owner/applicant is the City of Grand Prairie Engineering Dept.
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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.

- 11** [14-3732](#) S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the applicant is Ben McCaslin, Mira Lagos East Partners Ltd., and the owner is Walter Damon, Mira Lagos East Partners Ltd.
- Case Postponed**

Public Hearings

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** [14-3733](#) SU140601 - Specific Use Permit - Re-Teck (City Council District 1). Consider a request for a Specific Use Permit to allow Indoor Salvage/Electronic Recycling. The subject property is officially addressed 909 Avenue T, also known as 905 Avenue T, zoned Light Industrial (LI). The areas of operation will be located within suites 312B and 314. The agent is Ed Mitchell, Re-Teck and the owner is Gregg Morris, LPC.

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Attachments: [PON.pdf](#)
[Property Notifications.pdf](#)
[Location Map.pdf](#)
[Exhibit A.pdf](#)
[Updated Operational Plan.pdf](#)

- 13** [14-3734](#) TA140601 - Text Amendment - Alcohol. Consider a request for the approval of Text Amendments to Article 4: "Permissible Uses", Article 5: "Specific Uses", Article 11: "Performance Standards" and Article 30, "Definitions," of the Unified Development Code to modify existing regulations related to ON-PREMISE alcohol sales and consumption in restaurants and multi-purpose special event centers. The owner/applicant is the City of Grand Prairie Planning Dept.

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- 14** [14-3735](#) TA140603 - Text Amendment - Electric Fence. Consider a request for the approval of a Text Amendment to modify Section 3 - "Fencing" of Article 8: "Landscape and Screening" of the Unified Development Code related to the permitting of electric fencing. Owner/Applicant: City of Grand Prairie Planning Dept.

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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 May 30, 2014.

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.