



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, May 4, 2015

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 [15-4608](#)

P140601A - Amending Plat - Riverpoint Industrial Addition, Lots 1, 2, & 3, Block A

P150601 - Final Plat - Wal-Mart at Park Place, Lots 1-10, Block A

P150602 - Final Plat - Nutritran Addition, Lot 1, Block 1

P150603 - Preliminary Plat - GSW Bardin, Lots 1-2, Block 1

P150604 - Final Plat - River Park 1100 Addition, Lot 1, Block 1

RP150601 - Replat - Wildlife Commerce Park Addition, Lot 2, Block 1

RP150602 - Replat - Dalworth Hills Revised, Lot 1-R, Block 1

RP150603 - Replat - Trinity Crossing Addition, Lots 1-2, Block A and 5-J Addition, Lot 1R1, 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 [15-4609](#)

Approval of Minutes of the April 6, 2015 P&Z meeting.

Attachments: [PZ Draft Minutes 04-06- 15.pdf](#)

3 [15-4610](#)

P150501 - Preliminary Plat - Smith I-20 Subdivision Addition (City Council District 4). Consider a request to approve a preliminary plat to create a 5-lot non-residential subdivision. The 12.29-acre property, zoned Planned Development 29 (PD-29) District, is located at the southwest corner Sara Jane Pkwy/Bob Smith Pkwy. Intersection and is within the I.H. 20 Corridor Overlay District. The applicant is Jimmy Fetcher, Adams Engineering and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Attachments: [Location Map.pdf](#)

[Exhibit Preliminary Plat.pdf](#)

- 4 [15-4612](#) P150503 - Final Plat - Great Southwest Phase II (City Council District 1). Consider a request to approve a final plat to create a two-lot non-residential subdivision. The 37.40-acre property, located at 2930 114th St., is zoned Light Industrial (LI). The agent is Stephen Crawford, Halff, the applicant is Mike Jones, and the owner is Larry Blair, Metro DFW No. 4, LP.

Attachments: [Location Map.pdf](#)

[Exhibit Plat.pdf](#)

- 5 [15-4611](#) RP150501 - Replat - Vela Addition Revised, Lot 2-R, Block 1 (City Council District 3). Consider a request to approve a replat to combine two platted residential lots into one residential lot. The 0.62-acre property, located at 2302 and 2306 Avenue C, is zoned Single Family-4 (SF-4) district. The agent is Araceli Erazo, the owner is Rolando Erazo, and the surveyor is Steve Keeton, Keeton Surveying.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Replat.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.

- 6 [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Case Postponed

Legislative History

11/18/14	City Council	Tabled
12/1/14	Planning and Zoning Commission	Tabled to Council

12/9/14

City Council

Tabled

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.

- 7** [15-4613](#) S150502 - Site Plan - Bush and Pioneer Centre (City Council District 2). Consider a request to approve a Site Plan to construct and operate a 189,543 sq. ft. Walmart w/gasoline sales and a pharmacy drive-through as part of an 11-lot retail sales and services center known as the Bush & Pioneer Centre. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the applicant is Michael Allan, Wal-Mart Real Estate Business Trust.

City Council Action: May 19, 2015

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.xlsx](#)

[Exhibit Landscape Plans.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 8 [15-4614](#) S150503 - Site Plan - State Farm Office Building - Lake Ridge Pkwy (City Council District 6). Consider a request to approve a site plan to construct a 5,870-square-foot office building. The 0.92-acre property, located at 6900 Lake Ridge Pkwy., is zoned Planned Development 249 (PD-249) for Single Family Residential, General Retail, and Commercial uses and is within the Lake Ridge Corridor Overlay District. The agent is Lew Crawford, SOS Retail Services, the applicant is Seth Kelly, RLK Engineering, and the owner is David Peterson.

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[PON.pdf](#)

[Notify.xlsx](#)

[Exhibit Site Plan Package.pdf](#)

- 9 [15-4615](#) S150506 - Site Plan - Gateway Church Temporary Tent (City Council District 1). Consider a request for the approval of a Site Plan allowing the installation and temporary operation of a tent structure on the east parking lot of the Gateway Church Grand Prairie Campus. The tent structure will function as a temporary house of worship, including Saturday and Sunday worship services and week night bible studies and services, during the 4 to 5 month anticipated renovation of the main auditorium of the church. The proposed tent is approximately 8,712 sq. ft. (66 ft. x 132 ft.) in size and will accommodate approximately 500 chairs, a worship platform, an LED screen, and other audio/lighting equipment. The 24.65-acre property, generally located between S.H. 161 and N. Carrier Parkway and north of Lower Tarrant Road, is zoned Planned Development 116 (PD-217C) for multi-family residential uses (religious institutions are allowed in all zoning districts). The property is also located within the S.H. 161 Corridor Overlay District. The owner/applicant is Brad Henderson, Gateway Church.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Operational Plan.pdf](#)

- 10** [15-4616](#) SU150503/S150505 - Specific Use Permit/Site Plan - 2441 Houston Street (City Council District 1). Consider a request for approval of a specific use permit for truck repair within an overlay district. The subject site is located at 2441 Houston St and is within the Central Business District 1 (CBD 1) overlay. The property is zoned Light Industrial (LI) District. The owner/applicant is Richard Messina, RNL Commercial Prop LLC

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Operational Plan.pdf](#)

[Code Enforcement Report.pdf](#)

[Meets and Bounds.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 May 1, 2015.

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.