

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 2, 2018



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 2, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180801- Minor Subdivision Plat – Jenkam Addition, P180802- Preliminary Plat- Crescent Heights, P180803 – Final Plat – Grand Central Crossing Addition, Lot 6R, Block A, RP180801 – Replat- Winholt Addition, Lots 1 & 2, Block, RP180802 – Replat – Iglesia Evangelica, Lot 350R3, Block 793, and RP180803 – Replat – VHR Addition, Lot 1, Block 1.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 4, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3- P171101 - Preliminary Plat - Davis Green Addition (City Council District 2). Preliminary Plat of Lot 1, Block 1, Davis Green Addition to create a single lot for industrial flex development. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan.

Item #4-P180701 - Final Plat - Davis Green Addition (City Council District 2). Final Plat of Lot 1, Block 1, Davis Green Addition, a single lot for industrial development. Approximately 14.339 acres out of the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned LI, Light Industrial and addressed as 2911 S Great Southwest Parkway. The agent is Dan Gallagher and the owner is Chris Jackson, Stream Realty.

Item #5-P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Item #6-P180702 - Final Plat - Pepper Flats (City Council District 5). Final Plat, Lots 1 and 2, Block A, Pepper Flats, two lots for commercial development. 2.54 acres out of the Hein Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas. Zoned Planned Development PD-92 and addressed as 1300 and 1326 N State Highway 161. The applicant is Ronnye Hoskins and the owner is Jacob Kohannim, JB Investment, LLC.

Item #7-P180703 – Final Plat – Avilla Heritage Addition (City Council District 2). Final Plat for Lot 1, Block A, Avilla Heritage Addition, one lot for the development approximately 140 residential units on 13.425 acres. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.425 acres zoned PD-367 in the IH-20 and SH-161 Overlay Districts and addressed as 2030 S. Forum Dr.

Item #8-RP180701 - Replat - 2305 Graham Street (City Council District 5). Plat request to create two lots out of one residential lot on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos.

Item #9-SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). A six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan.

Item #10-SU150803B - Specific Use Permit Renewal - 3223 E. Main Street (City Council District 5). Specific Use Permit Renewal for Truck/Heavy Equipment Parking at 3223 E. Main Street. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and addressed 3223 E Main St. The owner is Gerardo Rodriguez.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P180801, P180802, P180803, RP180801, RP180802, and RP180803,

approve the minutes of June 4 2018, approve public hearing consent agenda items P171101, P180701, P180303, P180703, SU151004D, SU150803B, and table case RP180701.

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**