



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### Planning and Zoning Commission

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Monday, June 6, 2016

5:30 PM

City Hall, Briefing Room

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#### 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

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

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**Chairperson Tommy Garrett 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      [16-5717](#)      P160702 - Final Plat - The Blanca Addition, Lots 1-2, Block 1
- P160703 - Preliminary Plat - KP Star Addition, Lot 1, Block 1
- P160704 - Final Plat - Pioneer Crossing/SH 161, Lot 1, Block 1
- P160705 - Final Plat - Smith I-20 Addition, Lot 1, Block A
- RP160701 - Replat - Burbank Gardens Second Unit Revised, Lots 4R-1 and 4R-2, Block H
- RP160702 - H.E. Jackson Subdivision Revised, Lot 3R-1
- RP160703 - Replat - Lake Crest Addition, Unite No. 2 Revised, Lot 12R, Block 2

### 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      [16-5693](#)      Approval of Minutes of the May 2, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 05-02-16.pdf](#)
- 3      [16-5731](#)      P160501 - Preliminary Plat - South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2 (City Council District 4). Consider a request to approve a preliminary plat to create a four-lot-mixed use subdivision. The 64.31-acre property, zoned Planned Development-352 (PD-352) District, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund LP.
- Attachments:** [Location Map.pdf](#)

- 4      [16-5694](#)      RP160601 - Replat - Lake Crest Addition Unit No. 2, Lots 4R-3A and 4R-3B, Block 8 (City Council District 3). Consider a request to approve a replat creating two lots on .773 acres. The subject property is zoned Single Family-Four and located at 1613 Avenue D. The agent is Jason Rawlings, Miller Surveying and the owner is Saul Zuniga.  
**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Plat Exhibit.pdf](#)
- 5      [16-5695](#)      SU150201A/S150201A - Specific Use Permit/Site Plan Renewal - 2233 E Main Street (City Council District 5). Renewal of a specific use permit and site plan for used auto sales within a Light Industrial (LI) District and also within Central Business District No. 3 (CBD 3). The subject property is located at 2233 E. Main St.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A Site plan.pdf](#)  
[2233 E MAIN ST.pdf](#)
- 6      [16-5696](#)      SU140205A - Specific Use Permit Renewal - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Renewal of a Specific Use Permit for an environmental cleanup company on 1.893 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Amended Site Plan.pdf](#)
- 7      [16-5697](#)      SU150301A - Specific Use Permit Renewal - 3435 Roy Orr Blvd (City Council District 1). Renewal of a of a Specific Use Permit for Used Auto Sales in a Light Industrial (LI) District, within the SH 161 Corridor Overlay District, and located at 3435 Roy Orr Blvd.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit Site Plan.pdf](#)

- 8      [16-5698](#)      SU130702B/S130702B - Specific Use Permit/Site Plan Renewal- Wells Enterprise (City Council District 5).Renewal of a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Site Plan.pdf](#)
- 9      [16-5699](#)      SU151004A - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Renewal of a 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.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A-Site Plan.pdf](#)  
[309 se 14th st.pdf](#)
- 10     [16-5700](#)      SU140403A - Specific Use Permit Renewal- Tiger Auto (City Council District 5). Renewal of a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Site Plan.pdf](#)
- 11     [16-5701](#)      SU150401A/S150401A - Specific Use Permit/Site Plan Renewal - 2755 E Main St (City Council District 5). Renewal of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4).  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Site Plan.pdf](#)

- 12**      [16-5703](#)      SU150402A/S150403A - Specific Use Permit/Site Plan Renewal - 201 W Jefferson Street (City Council District 5). Renewal of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2).  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Site Plan.pdf](#)
- 13**      [16-5704](#)      SU150403A - Specific Use Permit Renewal - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Renewal of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit Site Plan.pdf](#)
- 14**      [16-5705](#)      SU150406A/S150407A - Specific Use Permit/Site Plan Renewal - Fresh Meal Restaurant (City Council District 5). Renewal of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Site Plan.pdf](#)
- 15**      [16-5706](#)      SU150405A/S150409A - Specific Use Permit/Site Plan Renewal - Hi-Tech Manufacturing Co. (City Council District 5). Renewal of a Specific Use Permit and Site Plan permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District.  
**City Council Action: June 21, 2016**  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Site Plan.pdf](#)

- 16**      [16-5707](#)      SU120404C - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Renewal of a Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

**City Council Action: June 21, 2016**

**Attachments:** [Location Map.pdf](#)  
[Exhibit - Site Plan.pdf](#)  
[2502 CENTRAL AV 1.pdf](#)  
[2502 CENTRAL AV 2.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.*

- 17**      [16-5708](#)      SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a Specific Use Permit on a 2,400 square foot major auto repair facility and a 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

**Case Postponed**

### **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.*

- 18**      [16-5593](#)      SU160501 - Specific Use Permit - Cinco Technologies (City Council District 2). Consider a request to approve a specific use permit to operate an indoor computer salvage center. The 13.70-acre property, located at 2725 State Highway 360 (SH-360), is zoned Light Industrial (LI) District and is within the SH-360 Corridor Overlay District. The applicant is Rob King, Cinco Technologies.

**City Council Action: June 21, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Operations Plan.pdf](#)

**Legislative History**

5/2/16	Planning and Zoning Commission	Tabled to Council
5/17/16	City Council	Tabled

- 19**      [16-5595](#)      SU160401/S160402 - Site Plan - 1628 E Main St (City Council District 5).  
Consider a request to approve a specific use permit and site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1611 Small Street and 1628 E. Main Street, is split-zoned General Retail (GR) and Light Industrial (LI) Districts and is within District 3 of the Central Business Overlay District. The applicant is Abraham Khajeie, Eagle Auto Parts, the owner is Abraham, and the surveyor is Luke Keeton, Keeton Surveying Co.

**City Council Action: June 21, 2016**

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

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

[Exhibit C - Drainage Plans.pdf](#)

**Legislative History**

5/2/16	Planning and Zoning Commission	Tabled to Council
5/17/16	City Council	Tabled

- 20**      [16-5596](#)      Z160402 - Zoning Change - 1628 E. Main Street (City Council District 5).  
Consider a request to change the zoning on 0.59 acres from Light Industrial (LI) District to General Retail (GR) District. The 0.59-acre property, located at 1611 Small Street, is zoned Light Industrial (LI) District and is within District 3 of the Central Business Overlay District. The applicant is Alex Daredia, Lucky Texan Stores and the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co.

**City Council Action: June 21, 2016**

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[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

[Exhibit C - Drainage Plans.pdf](#)

**Legislative History**

5/2/16	Planning and Zoning Commission	Tabled to Council
5/17/16	City Council	Tabled



- 21**      [16-5709](#)      SU160506/S160502 - Specific Use Permit/Site Plan - 2011 Airport Street (City Council District 5). Consider a request to approve a Specific Use Permit and Site Plan for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs.

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[Exhibit B - Elevations.pdf](#)  
[Operational Plan.pdf](#)

- 22**      [16-5710](#)      SU160507/S160503 - Specific Use Permit/Site Plan - 2012 Young Ave (City Council District 5). Consider a request to approve a Specific Use Permit and a Site Plan for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs.

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[Exhibit B - Elevations.pdf](#)  
[Operational Plan.pdf](#)

- 23**      [16-5711](#)      SU160601 - Specific Use Permit - Wheel N MHP (City Council District 1). Approval of an expansion to the existing Wheel N Mobile Home Park adding twelve (12) mobile home spaces to the existing fifteen (15) mobile spaces all situated on 3.58 acres within the John C Read Survey, Abstract No. 1183, Dallas County, Texas. The property, zoned Planned Development 4 (PD-4) District and within the SH 161 Corridor Overlay District, is located west of Hardrock Road and north of Parker Road. The owner is Kim Shultz-Rainford, Hardrock Park LLC.

**City Council Action: June 21, 2016**

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

[PON.pdf](#)

[Notify.pdf](#)

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

[Operational Plan.pdf](#)

- 24**      [16-5712](#)      SU160603 - Specific Use Permit - 2315 W. Jefferson Street (City Council District 1). Approval of a request for a Specific Use Permit (SUP) allowing for a multi-purpose special event center to operate within an existing building that was formally occupied by the Hi-Ho Ballroom. The 2.142-acre property, located at 2315 W. Jefferson Street and within the Central Business District No. 1 (CBD-1), is zoned Commercial (C) District. The property is located south of W. Jefferson and west of SW 23rd Street. The Applicant is Jessie Aguilar.

**City Council Action: June 21, 2016**

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

[PON.pdf](#)

[Notify.pdf](#)

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

- 25**      [16-5713](#)      Z160601/CP160601 - Zoning Change - Lakeway Estates (City Council District 6). Consider a request to rezone and approve a concept plan for a 19.27 acres from Single Family-4 (SF-4) District to a Planned Development District for single-family residential uses. The 19.27-acre property, located at 1231 E. Seeton Rd., is zoned Single Family-4 (SF-4) District and is within the Lakeridge Parkway Overlay District. The agent is USA Professional Services Group, the applicant is J Waymon Levell, First Southwest Properties Management Co. The owners are Rodney Mellott, Beacon E&P Company, LLC and Mike Martinez, Edge Barnett, LLC.

**City Council Action: June 21, 2016**

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

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A - Zoning Exhibit.pdf](#)

[Exhibit B - Concept Plan.pdf](#)

[Exhibit C - Landscape 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 June 3, 2016.**

**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.**