



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 4, 2016

5:30 PM

Council Chambers

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

A. Discussion of the Pledge of Allegiance to the United States Flag and Texas Flag.

Agenda Review

Public Hearing
6:30 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 [16-5513](#) P160501 - Preliminary Plat - South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2
- P160502 - Final Plat - Mayfield Road Retail Addition, Lots 1-2, Block 1
- RP160501 - Replat - Industrial Community No. 7, GSWID, Lot 1, Block 5

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 [16-5516](#) Approval of Minutes of the March 7, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 03-07-16.pdf](#)
- 3 [16-5517](#) P160402 - Final Plat - Montanaro Addition, Lots 1-2, Block A (City Council District 6). Approval of a Final Plat creating two (2) residential lots located within the J. Working Survey, Abstract No. 897, Johnson County, Texas. The 5.139 acre property is located within the City of Grand Prairie's Extraterritorial Jurisdiction (ETJ) directly abutting the east side of County Road 511 and north of Mann Trail. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Patricia Montanaro.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Final Plat.pdf](#)
- 4 [16-5518](#) RP160403 - Replat - Dalworth Park Addition Revised, Lot 6-R, Block 106 (City Council District 1). Consider a request to approve a replat to combine three (3) platted lots into one (1) residential lot. The .215 acre property is located at 313 SW 15th Street and zoned Single Family-Four (SF-4). The owner is Cesar Hernandez and the surveyor is Luke Keeton, Keeton Surveying Co.
- Attachments:** [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit - Replat.pdf](#)

- 5 [16-5519](#) SU131103B - Specific Use Permit Renewal - 1818 Dalworth Street (City Council District 5). Consider a request for the renewal of a Specific Use Permit for a self-service coin operated laundry in an existing multi-tenant commercial building located on .957 acres. The property is located on the northeast corner of Dalworth Street and N.W. 19th Street, zoned General Retail (GR) District and within the State Highway 161 (SH-161) Overlay District. The owner is Christopher Dao.
City Council Action: April 19, 2016
Attachments: [Location Map.pdf](#)
[Exhibit A.pdf](#)
- 6 [16-5520](#) SU141001A - Specific Use Permit Renewal - Advance Auto (City Council District 5). Consider a request for the renewal of a Specific Use Permit for New Auto Parts Sales within a General Retail (GR) District. The site is located at 425 S. Belt Line Road. The agent is Samantha Igou, Arc Vision Inc. The agent is Samantha Igou, Arc Vision Inc., the applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas.
City Council Action: April 19, 2016
Attachments: [Location Map.pdf](#)
[Exhibit A Site Plan.pdf](#)
- 7 [16-5521](#) SU141102A - Specific Use Permit Renewal - 632 E Pioneer Pkwy (City Council District 3). Consider a request for the renewal of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Pkwy. The applicant is Alaa Hufaila.
City Council Action: April 19, 2016
Attachments: [Location Map.pdf](#)
[Exhibit A Site Plan.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.

- 8 [16-5514](#) S160402 - Site Plan - 1628 E Main St (City Council District 5). Consider a request to approve a site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1612 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 Khajeie, Jahrom LLC, and the surveyor is Luke Keeton, Keeton Surveying Co.

Case Postpone

- 9 [16-5515](#) Z160402 - Zoning Change - 1611 Small Street (City Council District 5). Consider a request to change the zoning on 0.89 acres from General Retail (GR) and Light Industrial (LI) Districts to LI District. The 0.89-acre property, located at 1612 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 Alex Daredia, Lucky Texan Stores, the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co.

Case Postpone

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** [16-5522](#) SU141103A - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Consider a request for the renewal of a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc.

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Attachments: [Location Map.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Operational Plan.pdf](#)

- 11** [16-5524](#) S160401 - Site Plan - Stretch Medical Plaza (Desco and Carrier) (City Council District 1). Consider a request to approve a site plan to construct and operate a single story 3,700 square feet medical office facility. The 0.620 acre property, generally located at the southwest corner of Desco Lane and South Carrier Parkway, is zoned (PD 12) Planned Development 12 District and is within the SH 161 Corridor Overlay District. The owner is Chase Debaun, AeroFirma Corp.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 12** [16-5525](#) Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). Consider a request to change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Concept Plan.pdf](#)

[Exhibit - Zoning Plan.pdf](#)

[Illustrative Plan.pdf](#)

[Rendering.pdf](#)

[PD Design Statement.pdf](#)

[Metes and Bounds Description.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 April 1, 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.