



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 2, 2016

5:30 PM

City Hall, 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
6:30 p.m. Council Chambers

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 [16-5588](#)
- P160601 - Final Plat - Victory @ Lakeridge Addition, Lot 3, Block 1
- P160602 - Final Plat - La Jolla Phase 2
- P160603 - Final Plat - La Jolla Phase 3
- P160604 - Final Plat - O'Neal Steel BTS Addition, Lot 3, Block 1
- P160605 - Final Plat - National Stone Management Inc.
- RP160601 - Replat - Lake Crest Addition Unit No. 2, Lots 4R-3A, and 4R3B, Block 8

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 [16-5589](#) Approval of Minutes of the April 4, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 04-04-16.pdf](#)
- 3 [16-5590](#) P160502 - Final Plat - Mayfield Road Retail Addition 1, Lots 1-2, Block 1 (City Council District 2). Approval of a Final Plat creating two (2) non-residential lots on 45.35 acres situated in the William Reed Survey, Abstract No. 1193, Dallas County, Texas. The property, zoned Planned Development 294 (PD-294) District for General Retail (GR) District uses and set within the I-20 Corridor Overlay, is located at the southeast corner of S.H. 161 and Mayfield Road. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Final Plat.pdf](#)

- 4 [16-5591](#) CPA160501 - Comprehensive Plan Amendment - Consider a request to approve amendments to the 2010 Comprehensive Plan. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan Amendment. The owner/applicant is the City of Grand Prairie Planning Department.

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Attachments: [P150902 Remmington 30 OS R MU to CRO.pdf](#)

[P151101 La Jolla MU to LDR.pdf](#)

[P150201 Natitex HDR to CRO.pdf](#)

[P150202 GSW Logistics OSD to LI.pdf](#)

[P151206 East Polo Rd. CRO to MDR .pdf](#)

[RP150503 GSW PH II OS D to LI.pdf](#)

[RP150702 Hayman Addn MU to HDR.pdf](#)

[S141103 Strip a zone MU to LI.pdf](#)

[S150404 Wildlife Bldg 3 MU to LI.pdf](#)

[S150405 Bardin Rd Warehouse CRO to LI.pdf](#)

[S150605 Res at Bardin CRO to HDR.pdf](#)

[S150902 Graff Bldg I MU OSD to LI.pdf](#)

[S151102 Wildlife Bldg 4 MU to LI.pdf](#)

[S151103 Wildlife Bldg 3 MU to LI.pdf](#)

[S151204 Retail at Deso Carrier HDR to CRO.pdf](#)

[SU150503 S150505 2441 Houston CRO to LI.pdf](#)

[SU150603 S150607 Zac's Ranch OS D to CRO.pdf](#)

[SU150802 3015 Eagle MU to CRO .pdf](#)

[SU151002 S151002 Dairy Queen 360 MU to CRO.pdf](#)

[Z150401 3409 Hardrock CRO to LI.pdf](#)

[Z150603 River Park 1100 Nothing to LI.pdf](#)

[Z150202 2505 S GSW LI to CRO.pdf](#)

[Z150703A CP150702A Polo Res CRO to MDR.pdf](#)

[Z150901 CP150901 Winding Creek CRO to HDR.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.

- 5 [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.
Case Postponed
- 6 [16-5594](#) SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Consider a request for an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320 ' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC.
Case Postponed
- 7 [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 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, and the surveyor is Luke Keeton, Keeton Surveying Co.
Case Postponed

- 8 [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 1628 E. Main 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.
- 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.

- 9 [16-5592](#) CPA160502 - Comprehensive Plan Amendment - 1720 S Carrier Pkwy. (City Council District 1). Consider a request to approve an amendment to the 2010 Comprehensive Plan and Future Land Use Map to change the designation from Open Space/Drainage (OS/D) to High Density Residential (HDR) uses. The 5.42-acre property, zoned Multifamily-One (MF-1) District, is located at 1720 S. Carrier Parkway and is within the State Highway-161 (SH-161) Corridor Overlay District. The owner/applicant: Shelly Atkins, Atkins Bros. Equipment Co.

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Attachments: [Location Map OSD to HDR.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

- 10** [16-5343](#) SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W. Main St. (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

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

[Exhibit C - Elevations.pdf](#)

- 11** [16-5597](#) SU160502 - Specific Use Permit - TNT Equipment (City Council District 1). Approval of a Specific Use Permit permitting the operation of a commercial scaffolding contractor shop with outdoor storage. The 3.8-acre property, zoned Light Industrial (LI) District, is located at the southwest corner of Avenue J East and 113th Street. The agent is Tony Callaway, Callaway Architecture, the applicant is Mike McCoy, and the owner is Anthony Valentine, TNT Equipment Co.

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

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Outside Storage Yard Layout.pdf](#)

[Exhibit C - Elevations.pdf](#)

[Operational Plan.pdf](#)

- 12** [16-5598](#) SU160505/S160501 - Specific Use Permit/Site Plan - O'Neal Steel BTS (City Council District 5). Consider a request to approve a site plan to construct a 214,148-square-foot industrial business and operate a steel service center. The 16.90-acre property, located at 4000 Interstate Highway 30 (IH-30), is zoned Light Industrial (LI) District and is within the IH-30 Corridor Overlay District. The agent is Grayson Hughes, Bury, Inc., the applicant is Kerry Burden, Altera Development, and the owner is James Cornelius, South IH 30 LTD.
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[Elevations.pdf](#)
[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 April 29, 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.