



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, August 4, 2014

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.

Discussion on Election of Officers at the September 8, 2014 meeting

Planning and Zoning Commission By-Laws

4.0 Officers

4.1 The Commission shall elect, from among its members, a chairperson, vice chairperson and secretary to serve for a period of one year.

4.2 The officers shall be elected by a vote of the Commission members at the first regular meeting of the Commission in August.

4.2.1 If the current chairperson is not re appointed as a Commissioner, the vice chairperson temporarily ascends to chairperson. The secretary ascends in the same manner. If no current officers are re appointed, temporary officers shall be selected at the earliest opportunity.

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 [14-3886](#) Disapproval of plats without prejudice

P131002A - Amending Plat - Lot 1R & 2R, Block 1, Mirabella Commercial Addition

P140901 - Final Plat - Lot 1 & Lot 2, Block 1, Victron 161 Addition

P140902 - Final Plat - Lot 1, Block A, QT 953 Addition

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 [14-3880](#) Approval of Minutes of the July 7, 2014 P&Z meeting.

Attachments: [PZ Draft Minutes 07-07-14.pdf](#)

3 [14-3906](#) P140802 - Final Plat - Equestrian Crossing Block 3 (City Council District 6). Consider a request for a Final Plat creating three (3) lots on 8.016 acres. The subject property, zoned PD-114A and within the S.H. 360 Corridor Overlay, is generally located east of S.H. 360 and south of Equestrian Lane. The owner/agent is Chase Debaun, AeroFirma Corp.

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

- 4 [14-3907](#) P121002A - Final Plat Amendment - Mira Lagos D-1 at SE corner of England Parkway and Grand Peninsula Drive. Consider a request for approval of Final Plat Amendment renaming one of the streets contained within the Mira Lagos D-1 Addition from Marea to Sendero. The subject property is zoned Planned Development 271A (PD-271A) District and is located on the southeast corner of England Parkway and S. Grand Peninsula Drive. The property is located in the Lake Ridge Parkway Overlay District. The owner is First Texas Homes and the applicant/agent is JBI Partners Inc.

Attachments: [Location Map.pdf](#)

[MIRA LAGOS D-1-CORRECTION PLAT - SHEET 1 \(2\).pdf](#)

[MIRA LAGOS D-1-CORRECTION PLAT - SHEET 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.

- 5 [14-3905](#) SU140201/S140201 - Specific Use Permit/Site Plan - 4412 E Jefferson St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for an Auto Salvage facility on 4.215 acres. The property, zoned Heavy Industrial (HI) and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller.

Case Postponed

Public Hearings

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.

- 6** [14-3892](#) SU120404A - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Consider a request for the approval of a Specific Use Permit Renewal 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. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan.

City Council Action: September 2, 2014

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

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

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

[Exhibit D - Building Photo.pdf](#)

[Exhibit F - Legal Description.pdf](#)

[Environmental Services Inspection Report 5-29-14.pdf](#)

[Code Inspection Report 7-15-14.pdf](#)

- 7 [14-3891](#) SU110503B - Specific Use Permit Revocation - 1210 Avenue J East (City Council District 1). Consider a request to revoke Specific Use Permit No. 872 for a metal reclamation and shipping company with outside storage on 4.586 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East. The owner is CunYun Ye.

City Council Action: September 2, 2014

Attachments: [PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit A - Location Map.pdf](#)

[Exhibit B -Revocation Response Letter -Coherent Metals 7-29-14.pdf](#)

[Exhibit C - Environmental Services Complaint Summary.pdf](#)

[SU110503A Ord. 9363-2012.pdf](#)

- 8 [14-3908](#) SU140702 - Specific Use Permit - 521 W Marshall Drive (City Council District 2). Consider a request for a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez.

City Council Action: August 19, 2014

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Site Plan.pdf](#)

[Operational Plan.pdf](#)

[Dumpsteragreement.pdf](#)

[Neighbor Letters.pdf](#)

- 9 [14-3909](#) SU140801/S140801 - Specific Use Permit/Site Plan - Home 2 - Suites by Hilton (City Council District 4). Consider a request to approve a site plan to construct a four-story-63,225-square-foot-63-room hotel. The 2.30-acre property, located at 2123 W. IH-20, zoned Planned Development 30 (PD-30) for commercial, retail, and residential uses, is within the Interstate 20 Highway (I-20) Overlay District. The agent is Amir Safvat, Mayse and Associates, Inc. and the owner is Daryl Snadon, I-20 and Matthew Road Partners, LLC.

City Council Action: August 19, 2014

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibits A.pdf](#)

[Statement of Operations.pdf](#)

[H2-Exception Request.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 August 1, 2014.

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.