



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 3, 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 Lynn Motley 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 [16-6088](#) P161101 - Final Plat - Jessie M. Addition, Lot 1, Block 1
- P161102 - Preliminary Plat - Cruz Circle Addition
- RP161101 - Replat - M-Electric Addition, Lots 1&2, Bock 1
- RP161102 - Replat - Wildlife Commerce Park Addition, Lot 1R1 & 1R2, Block 2
- RP161103 - Replat - International Hydraulics Addition, Lots 1A and 2A, Block 1
- RP161104 - Replat- Dalworth Hills Addition Revised, Lot 10-R, Block 6
- RP161105 - Replat - Sharpston Heights Addition No. 1, Lots 6R-A1 & 6R-B1, Block 1

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 [16-6089](#) Approval of Minutes of the August 29, 2016 P&Z meeting.
 Attachments: [PZ Draft Minutes 08-29-16.pdf](#)
- 3 [16-6092](#) P161001 - Final Plat - Winding Creek Addition, Lot 1, Block A (City Council District 2). Consider a request to approve a final plat to create a one (1) lot multi-family residential subdivision. The 22.98-acre property located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development 353 (PD-353) District and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The applicant is Jeff Crannell, CCM Engineering and the owner is Luciano Bettin, GT Winding Creek LP.
 Attachments: [Location Map.pdf](#)
 [Exhibit - Plat.pdf](#)

- 4 [16-6094](#) P161003 - Final Plat - Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B (City Council District 4). Consider a request to approve a final plat to create a two (2) lot non-residential subdivision. The 37.37-acre property generally located south of Ragland Road between State Highway-360 (SH-360) and Day Miar Road, is zone Planned Development-352 (PD-352) District for mixed use development and is within the SH-360 Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund I. LP.

Attachments: [Location Map.pdf](#)

[Exhibit Plat.pdf](#)

- 5 [16-6095](#) P161004 - Preliminary Plat - Royal Residence Estates (City Council District 6). Consider a request to approve a preliminary plat to establish a twenty-eight (28) lot residential subdivision. The 7.591-acre property, zoned Planned Development 81 (PD-81) District, is located at the northwest corner of Matthew Road and Camp Wisdom Road. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc., the applicant is Khuzema Mukhi, Burhani Investments LLC, and the owner is Brian Swiggart, TCAL Church dba The Community at Lake Ridge.

Attachments: [Location Map.pdf](#)

[Exhibit - Plat.pdf](#)

- 6 [16-6096](#) P161005 - Preliminary Plat - Lake Forest Addition (City Council District 4). Consider a request to approve a preliminary plat to create 33-lot residential subdivision and one open space lot. The 7.10-acre property located at 2901 Doryn Drive, is zoned Planned Development-355 (PD-355) District for single family residential use. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the owner is Mike Nawar.

Attachments: [Location Map.pdf](#)

[Exhibit - Plat.pdf](#)

- 7 [16-6090](#) S161001 - Site Plan - Retail at 2210 W Main Street (City Council District 1). Consider a request to approve a Site Plan authorizing the development of a 6,750 sq. ft. retail strip center on 0.635 acres. The subject property, generally located at the northeast corner of NW 23rd Street and W Main Street, is zoned Commercial (C) District and within Central Business District No. (CBD 1). The agent is Julio Santiago and the owner is Arturo Torres.

City Council action: October 11, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Exhibits.pdf](#)

- 8 [16-6097](#) S161003 - Site Plan - Penny Paws Animal Clinic (City Council District 4). Consider a request to approve a site plan for a veterinary clinic use on one lot on 1.174 acres. The 1.174 acre property, is currently zoned Planned Development 250 (PD-250) District for general retail uses. The property lies within the I-20 Corridor Overlay District. The site is generally located north of Bardin Road and approximately 695 feet east of S. Great Southwest Parkway. More specifically the property is located at 2510 Bardin Road. The agent is Greg Frnka, GPF Architects and the owner is Rob Franklin, Los Cazadores Holdings LLC.

City Council action: October 11, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Penny Paws Operational Plan.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.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.

- 9 [16-6091](#) SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 283 (PD-283) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc.

Case Tabled

- 10** [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Consider a request to approve a site plan to construct and operate a school. The 4.85-acre property, located at 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions.
Case Tabled

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.

- 11 [16-6098](#) SU161001 - Specific Use Permit - Ron Wright and Associates (City Council District 5). Consider a request for a Specific Use Permit to operate a Bail Bond use in a existing office lease space located at 2502 E. Main Street. The property is within a 6,480 square foot office building on one lot generally located at the northeast corner of E. Main Street and N.E. 25th Street, more specifically 2502 E. Main Street. The property is currently zoned Planned Development (PD-237) District, generally allows for Heavy & Light Industrial uses. The property is within the Central Business District Corridor (CBD), Section No. 4. The applicant is Ronald Wright and the owner is Howard Perry, Perry & Associates Inc.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan - Ron Wright Bail Bonds.pdf](#)

[Exhibit - Color Rendering.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Floor Plan.pdf](#)

- 12 [16-6099](#) SU161003 - Specific Use Permit - Universal Service (City Council District 5). Consider a request to approve a Specific Use Permit to operate an Auto Wrecker Service/Service Station on one lot on 0.35 acre. The existing former service station is zoned General Retail (GR) District. The 0.35 acre lot and is generally located at the southeast corner of E. Jefferson Street and S. 12th Street. More specifically 1205 E. Jefferson Street and lies within the Central Business District Corridor (CBD), Section No. 3. The agent is Michael Stanley, EmJay Consult Group and the applicant is Jose Zamarippa.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan.pdf](#)

[Exhibit - Photo.pdf](#)

[Exhibit - Site 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 September 30, 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.