



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, January 9, 2017

5:30 PM

City Hall, Briefing Room

Call to Order - Commissioner 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.

***Citizen Advisory Committee for Photographic Traffic Signal Enforcement - Update**

***Assistant City Attorney Steve Alcorn – Briefing on Open Meetings Act and Conflict of Interest**

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 [17-6370](#)

P170201 - Final Plat- Versailles Estates

P170202 - Final Plat - Sneed's Place Development

RP170201 - Replat - Westchester East Addition, Lot 2R and 3R, Block A

RP170202 - Replat - Westover Place Revised, Lot 1-R, Block F

RP170203 - Replat- Forum Park Addition, Lot 1R, Block D

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 [17-6373](#)

Approval of Minutes of the December 5, 2016 P&Z meeting.

Attachments: [PZ Draft Minutes 12-05-16.pdf](#)

3 [17-6401](#)

P170101 - Preliminary Plat - Windsor Hills Addition (City Council District 6).

A request to approve a preliminary plat to create a 188-lot residential subdivision with 181 residential lots and seven open space lots. The 140.30-acre property located at 4153 Kimle Road, Midlothian, is within the City of Grand Prairie's Extra-territorial Jurisdiction and has an interim zoning designation of Agriculture (A) District. The applicant is Ken Davis, Pape-Dawson Engineers and the owner is One Windsor Hills, LP.

Attachments: [Location Map.pdf](#)

4 [17-6374](#)

P170103 - Final Plat - Lake Forest Addition (City Council District 4). A

request to approve a final 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, Silver Bay Group.

Attachments: [Location Map.pdf](#)

[Exhibit - Plat.pdf](#)

- 5 [17-6375](#) P170104 - Final Plat - MacArthur Crossing Addition, Lots 1-2, Block 1 (City Council District 5). A request to approve a final plat to establish two non-residential lots and dedicate the necessary easements to accommodate the development of the property. The 34.10-acre property located southeast of Gifford Street and Bagdad Road, is zoned Planned Development-41 (PD-41) District for Light Industrial uses. The property lies within the Interstate 30 Overlay Corridor District (I-30 Overlay). The agent is Cody Hodge, Halff Associates and the owner is William Mundinger, III, Chi/Acquisitions, LLC.
Attachments: [Location Map.pdf](#)
[Exhibit - Plat.pdf](#)
- 6 [17-6376](#) P170105 - Final Plat - QT 946 Addition, Lot 2, Block 1 (City Council District 6). A request to approve a final plat to create a two-lot non-residential subdivision. The 3.40-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.
Attachments: [Location Map.pdf](#)
[Exhibit - Plat.pdf](#)
- 7 [17-6377](#) RP170101 - Replat - Church Addition, Lot 2R (City Council District 5). A request to approve a Final Plat creating one lot out of four platted lots and two unplatted tracts of land. The 9.175-acre property is zoned Single Family-Four (SF-4) District and General Retail (GR) District and addressed as 1710 Small Street, 214, 222, 226, 230, 400, and 610 NE 17th Street. The agent is Felice Hawkins, Immaculate Conception, the applicant is Rev. Joseph Nguyen, Immaculate Conception, and the owner is Most Reverend Kevin J. Farrell, D.D., Roman Catholic Diocese of Dallas and His Successors in Office.
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Replat.pdf](#)

- 8 [17-6378](#) RP170102 - Replat - Dalworth Park Addition, Lots 1-5, Block 19 (City Council District 5). A request to approve a replat to subdivide one lot into five to establish five (5) single family residential lots. The 1.119-acre property is currently zoned Commercial Office (CO) District and is currently being considered for rezone to Single Family-Six (SF-6) District. The property lies within the State Highway 161 (SH-161) Overlay Corridor District and is located on the southwest corner of Dalworth Street and N.W. 20th Street. The agent is Edward Eckart, Goodwin & Marshall, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Replat.pdf](#)

- 9 [17-6379](#) TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department.

City Council Action: January 24, 12017

Attachments: [Exhibit - Use Chart .pdf](#)

- 10 [17-6380](#) S170101 - Site Plan - MacArthur Crossing (City Council District 5). A request to approve a site plan for two office /warehouse buildings (Lot 1: 624,284 sf office/warehouse on one lot on 14.33 acres; Lot 2: 861,071 sf office/warehouse on 19.77 acres). The 34.10-acre property, is generally located at the southeast corner of Gifford Street and Bagdad Road (approximately 250' south of I-30 Service Road). The property is zoned Planned Development-41 (PD-41) District intended for Light Industrial uses. The property lies within the Interstate 30 (IH-30) Overlay Corridor District. The owner is William Munding, III, Chi/Acquisitions, LLC.

City Council Action: January 24, 12017

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 11 [17-6381](#) S170103 - Site Plan - Mira Lagos Multi-Family Phase 2 (City Council District 4). A request to approve a Site Plan for a multi-family residential development. The 7.00-acre property, located at 2629 S. Grand Peninsula, is zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the owner is Richard LeBlanc and Mira Lagos Apartments II LTD.
City Council Action: January 24, 12017
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan Package.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.

- 12 [17-6371](#) S170104 - Site Plan - Oxford at Fish Creek (City Council District 2). A request to approve a site plan to construct and operate a multi-family residential development. The 14.67-acre property, located at 605 Fish Creek Road, is zoned Planned Development-19 (PD-19) District for Special Complex Uses, and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The agent is Michael Thomas, MJ Thomas Engineering, LLC and the applicant is Anthony Swartz.
Case Tabled
- 13 [17-6372](#) SU170102 - Specific Use Permit - 308 Bill Irwin (City Council District 5). A request to approve a Specific Use Permit to authorize the operation of a major auto repair facility & automobile holding yard in conjunction with an existing trucking business. The 1.06-acre property is located at the northwest corner of Bill Irwin Avenue and Young Street (308 Bill Irwin Street). The property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business District (CBD) Overlay Corridor District, Section 3. The agent is Michael Stanley, EmJay Consult Group and the owner is Patricio Rocha.
Case Tabled

- 14** [17-6384](#) SU170104 - Specific Use Permit - Juan's Beer Barn (City Council District 5). A request to approve a Specific Use Permit to operate a drive-through facility to operate a retail beer and wine facility for off-site consumption. The 0.678-acre property is zoned Central Area (CA) District, located within the Central Business(CBD) Overlay District, Section 2 and addressed as 507 E. Main Street, Suite 100. The applicant is Erik Jaimes and the owner is Blanca Barbosa.

Case Tabled

- 15** [17-6386](#) Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to amend the concept plan and uses for Planned Development-77 (PD-77) to adopt a concept plan for single family attached and detached uses. The 39.50-acre property, located at 3300 and 3600 South Great Southwest Parkway, is zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

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.

- 16** [16-6279](#) SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). A request to approve a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161 Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Operational Plan 1-4-17.pdf](#)
[PZ Exhibit.pdf](#)

Legislative History

12/5/16	Planning and Zoning Commission	Tabled to Council
12/13/16	City Council	Tabled

- 17** [17-6382](#) SU170101/S170105 - Specific Use Permit/Site Plan - Panda Express (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with drive through. The 0.702-acre property is zoned Planned Development 351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2620 S Highway 161. The applicants is Michael Martin, Bannister Engineering and the owner is Tooo Fleming, Panda Restaurant Group Inc.

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[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Landscape Plan.pdf](#)
[Exhibit - Elevations.pdf](#)

- 18 [17-6383](#) SU170103/S170106 - Specific Use Permit/Site Plan - Staybridge (City Council District 6). A request to approve a specific use permit and site plan to construct a four-story hotel. The 2.80-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.

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[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[Exhibit - Color Rendering.pdf](#)

- 19 [17-6385](#) SU170105/S170102 - Specific Use Permit/Site Plan - Restaurant and Retail - Victory @ Lake Ridge (City Council District 6). A request to approve a Specific Use Permit/Site Plan authorizing the development and operation of a 21,600 square foot retail strip center with a restaurant and drive through on 2.86 acres. The subject property is zoned Planned Development 283 (PD-283) District, located within the Lake Ridge Overlay District, and generally located at the northeast corner of W Camp Wisdom Rd and Lake Ridge Pkwy. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Exhibit.pdf](#)

- 20** [17-6387](#) Z170102 - Zoning Change - 2001 Dalworth St (City Council District 5). A request to rezone 1.119 acres of land from Commercial Office (CO) Nonresidential District to Single Family-Six (SF-6) Residential District for the development of five (5) SF-6 residential lots. The site is generally located on the southwest corner of Dalworth Street and N.W. 20th St, and is located within State Highway 161(SH 161) Overlay Corridor District. The agent is E.D. Hill, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

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[Exhibit - Plat.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 January 6, 2017.

**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.