



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, October 6, 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.

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 [14-4082](#) P141101 - Minor Subdivision Plat - Lot 1, Chokas PMD Addition
- P141102 - Final Plat - IL Texas Grand Prairie Addition
- RP141101 - Replat - Lake Ridge Section 20
- RP141102 - Replat - Geraldine 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 [14-4083](#) Approval of Minutes of the September 8, 2014 P&Z meeting.
- Attachments:** [PZ Draft Minutes 09-08-14.pdf](#)
- 3 [14-4084](#) P140204 - Final Plat - Mira Lagos No. H Addition (City Council District 6). Consider a request to approve a final plat to create a 186-lot residential subdivision. The 58.59-acre property, located at the southeast intersection of East Seeton Rd. and Seeton Rd., is zoned Planned Development 271C (PD-271C) for Single Family Residential uses and is within the Lakeridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Ben Luedtke, Peninsula Investment Limited Partnership.
- Attachments:** [Location Map.pdf](#)
 [Mira Lagos H Plat.pdf](#)
- 4 [14-4085](#) P141001 - Final Plat - Mira Lagos D-3 (City Council District 6). Consider a request to approve a final plat to create a 77-lot residential subdivision with three Homeowners Association lots. The 21.48-acre property, generally located south of England Parkway and east of S. Grand Peninsula Drive, is zoned Planned Development 271A (PD-271A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner/applicant is Keith Hardesty, First Texas Homes.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Plat.pdf](#)

- 5 [14-4086](#) P141002 - Final Plat - Lakeview West Section 2, Phase 2 (City Council District 6). Consider a request to approve a final plat to create a 74-lot residential subdivision with one Homeowners Association lot. The 20.40-acre property, generally located north and west of E. Seeton Rd., is zoned Planned Development 336 (PD-336) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner/applicant is Zachary C. Motley, D.R. Horton Homes.

Attachments: [Location Map.pdf](#)

[Exhibit Plat.pdf](#)

- 6 [14-4087](#) RP141001 - Replat - Lawler Motor Sports Addition (City Council District 5). Consider a request to approve a Replat creating a three (3) lot industrial subdivision on 8.895 acres. The property, addressed as 2801 E. Main, is located south of E. Main and east of SE. 27th Street. The property is zoned Light Industrial (LI) District and is located within the Central Business District No. 4. Owner/applicant Patrick Lawler, Lawler Enterprises LTD.

Attachments: [Location Map.pdf](#)

[Exhibit Plat.pdf](#)

- 7 [14-4089](#) RP141002 - Replat - Townhomes at Camp Wisdom (City Council District 6). Consider approval of a request to Replat thirty (30) residential townhome lots and one (1) outlot into thirty (30) residential townhome lots and one (1) outlot containing the internal access road and green space. The purpose of the replat is to reconfigure the existing lot layout to accommodate a modified townhome footprint. The property, zoned PD-114A, is located north of W. Camp Wisdom and east of Magna Carta Blvd. The agent is Byron Waddey, Vasquex Engineering, LLC, and the owners are Timothy Windmiller, Windmiller Properties, Inc. and Gary Walker, New Kid in Townhome, LLC.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Replat Map.pdf](#)

- 8 [14-4090](#) RP141003 - Replat - Grand Prairie Prize Acres (City Council District 5). Consider a request for the approval of a Replat of 3.917 acres, combining five (5) residential parcels into one (1) residential lot. This site is generally located on the west side of S. Belt Line Rd., south of Marshall Dr., north of Pioneer Pkwy, and is zoned Planned Development 201 (PD-201) District. The applicant is Steve Keeton, Keeton Surveying and the owner/applicant is David Azehabor, Agape Chapel.

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications.pdf](#)
[Exhibit Replat Map.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.

None

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.

- 9 [14-4091](#) S931201A - Site Plan Amendment - Gateway Church (City Council District 1). Consider a request for the approval of a Site Plan Amendment. The subject site is 21.55 acres, located at 2410 N. Carrier Pkwy., zoned Planned Development 116 (PD-116) District and Single Family-One (SF-1) Residential District, and is located within the S.H. 161 Corridor Overlay District. The applicant is Matt Moore, Claymoore Engineering and the owner is Brad Henderson, Gateway Church.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notification.pdf](#)
[Operational Plan.pdf](#)
[Sign appeal request.pdf](#)
[Plans.pdf](#)

- 10 [14-4093](#) S080802A - Site Plan Amendment - La Quinta - 380 Palace Pkwy (City Council District 1). Consider a request to approve a site plan amendment to change the elevations of an approved hotel. The 1.51-acre property, located at 380 Palace Pkwy., is zoned Planned Development 217 (PD-217) for mixed uses and is within the Belt Line Corridor Overlay District. The owner/applicant is Amish Patel, Aum Shanker LLC.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications.pdf](#)
[Exhibits.pdf](#)

- 11 [14-4094](#) S141001 - Site Plan - International Leadership of Texas (City Council District 6). Consider a request to approve a site plan to construct and operate a charter school with dormitories (boarding school). The 23.80-acre property, located at 2851 Ragland Rd., is zoned Agriculture (A) District and is within the State Highway 360 (SH 360) Overlay District. The agent is Douglas Cooper, MMA and the owners are Robert Elrich and Lola Elrich.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notification.pdf](#)
[Statement of Operations 100114 Final Draft.pdf](#)
[Exhibits.pdf](#)

- 12 [14-4095](#) SU141001 - Specific Use Permit - Advance Auto (City Council District 5). Consider the request for approval 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 applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications .pdf](#)
[Revised Operational Plan.pdf](#)
[Exhibit A Site Plan.pdf](#)

- 13 [14-4097](#) SU141003/S141002 - Specific Use Permit/Site Plan - Delgado Auto Sales (City Council District 5). Consider a request for the approval of a Specific Use Permit for Used Car Sales within a Commercial (C) District and a Site Plan for the development of a 0.5 acre lot within the Central Business District Overlay; District No. 4. The property is located at the northeast corner of NE. 29th St. and E. Main St. The agent is Wilkins, Design Alchemy LLC and the owner is Mario Delgado.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications.pdf](#)
[Operational Plan.pdf](#)
[Site Plan.pdf](#)

- 14** [14-4098](#) TA141001 - Text Amendment - Permissible Uses. Consider a request for the approval of a Text Amendment to modify Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code to amend the zoning districts where the use, Auto Glass (Repair and Tint), is a permitted by right or by specific use permit. The owner/applicant is James Hinderaker, Planning Division, City of Grand Prairie.
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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 October 3, 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.