



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, August 3, 2015

6:00 PM

Council Chambers

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

A. Certificate of Appreciation to Ed Gray

B. Photographic Traffic Signal Enforcement Presentation

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 [15-4840](#) P150901 - Preliminary Plat - Remmington 30 Addition
- P150902 - Final Plat - Remmington 30 Addition
- P150903 - Preliminary Plat - Bardin Road Addition
- P150904 - Final Plat - Bardin Road Addition
- P150905 - Final Plat - Fire Station No. 10
- P150906 - Final Plat - Dominguez Addition
- P150907 - Final Plat - Grand Lakes Business Park, Phase 4
- P150908 - Final Plat - Graceway Addition
- P150909 - Final Plat - Peterman Addition
- RP150901 - Replat- Herrera Addition, Lot 1, Block 4

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 [15-4841](#) Approval of Minutes of the July 6, 2015 P&Z meeting.
- Attachments:** [PZ Draft Minutes 07-06-15.pdf](#)
- 3 [15-4842](#) RP150802 - Replat - Lake Ridge Section 20, Lot 2527-R, Block P (City Council District 6). Consider a request to approve a replat to combine two residential lots into one residential lot. The 1.07-acre property, located at 3156 and 3160 Sanctuary Dr., is zoned Planned Development-258 (PD-258) District. The applicant is Tammy Marlow, the owner is Mickey Marlow, and the surveyor is Steve Keeton, Keeton Surveying.
- Attachments:** [Location Map.pdf](#)
- [Notify.pdf](#)
- [PON.pdf](#)
- [Exhibit Replat.pdf](#)

- 4 [15-4843](#) RP150804 - Replat - Sargent Addition (City Council District 1). Consider a request for approval of a Replat consolidating twelve (12) existing lots within the L. Cox and C. Hines Resubdivision, together with an abandoned portion of Hines Street Right-Of-Way located between Cox Street and running in a southwesterly direction approximately 515 feet to its terminus at the corporate boundary of the City of Grand Prairie and the City of Arlington, pending final approval, into two (2) lots totaling 7.1048 acres. The property, zoned Commercial Office (CO) District and within Central Business District No. 1 (CBD-1), is generally located south of E. Abram Street and west of Cox Street. The agent is Walter Nelson and the owner is David Sargent, Sargent Investments LLC.

Attachments: [Location Map.pdf](#)

[Exhibit Replat.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 [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Case Postponed

Legislative History

11/18/14	City Council	Tabled
12/1/14	Planning and Zoning Commission	Tabled to Council
12/9/14	City Council	Tabled
5/4/15	Planning and Zoning Commission	Tabled to Council
5/19/15	City Council	Tabled
6/1/15	Planning and Zoning Commission	Postpone

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| | 6/16/15 | City Council | Tabled |
|--|---------|--------------|--------|
- 6** [15-4760](#) Z150702/CP150701 - Zoning Change/Concept Plan - Lake Ridge Mixed-Use Development (City Council District 6). Consider a request to amend the Planned Development-297A (PD-297A) District concept plan. The 16.57-acre property, located at 7500 Lake Ridge Parkway, is zoned PD-297A and is within the Lake Ridge Corridor Overlay District. The agent is Rob Baldwin, Baldwin Associates, the applicant is Richard LeBlanc, Mozley Acquisition & Development, and the owner is Dennis Davis, Tenairs Partners LTD. (On July 6, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Case Postponed**Legislative History**

7/6/15	Planning and Zoning Commission	Tabled to Council
7/14/15	City Council	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.

- 7 [15-4844](#) S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 7.1048 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is generally located south of E. Abram Street and west of Cox Street. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone.

City Council Action: August 18, 2015

Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[Exhibit Site Plan Package.pdf](#)

- 8 [15-4845](#) SU150802 - Specific Use Permit - 3015 Eagle Drive, Suite 400 and 600 (City Council District 2). Consider approval of a Specific Use Permit for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. Applicant is Halid Amer and the owner is Yan Wu.

City Council Action: August 18, 2015

Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[Exhibit Site Plan.pdf](#)
[Operational Plan.pdf](#)

- 9 [15-4846](#) SU150803 - Specific Use Permit - 3223 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Truck/Heavy Equipment Parking. The property is zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and is addressed 3223 E Main St. The applicant is Steve Keeton, Keeton Surveying and the owner is Gerardo Rodriguez.

City Council Action: August 18, 2015

Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[Exhibit Site Plan.pdf](#)
[Operational Plan.pdf](#)

- 10** [15-4847](#) Z150703/CP150702 - Zoning Change/Concept Plan - Polo Residential (City Council District 6). Consider a request to amend the concept plan for Tract Number 20 of Planned Development-136 (PD-136) District. The 8.98-acre property, located at 4603 S. Carrier Parkway, 4607 S. Carrier Parkway, and 4611 S. Carrier Parkway, is zoned PD-136. The owner/applicant is William Pohl.

City Council Action: August 18, 2015

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit East Polo Road Planned Development.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 July 31, 2015.

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.