



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda Planning and Zoning Commission

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Monday, July 7, 2014

6:00 PM

Council Briefing Room

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### 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

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**Public Hearing**  
**7:00 p.m. Council Chambers**

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**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      [14-3801](#)      Disapproval of plats without prejudice**

P140801 - MINOR SUBDIVISION PLAT - BLANCA ADDITION

P140802 - FINAL PLAT - EQUESTRIAN CROSSING BLOCK 3

RP140801 - REPLAT - BURBANK GARDENS UNIT NO. 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      [14-3802](#)      Approval of Minutes of the June 2, 2014 P&Z meeting.**

**Attachments:** [PZ Draft Minutes 06-02-14.pdf](#)

**3      [14-3816](#)      P140702 - Preliminary Plat - Equestrian Crossing, Lots 1-3, Block 3 (City Council District 6). Consider a request for a preliminary plat creating 3 lots consisting of 8.016 acres. The subject site is generally located east of S.H. 360 and north of W. Camp Wisdom Rd. The property is zoned Planned Development 114A (PD-114A) and is within the S.H. 360 Corridor Overlay District. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Grand Bank of Texas, Don Goldsmith.**

**Attachments:** [Location Map.pdf](#)

[Plat Exhibit.pdf](#)

**4      [14-3817](#)      RP140701 - Replat - Burbank Gardens (City Council District 5). Consider a request to approve a final plat to create a four-lot residential subdivision. The 0.76-acre property, located at 837 NE 33rd St., is zoned Single Family 4 (SF-4) district. The agent is E.D. Hill and the owner is Ruben Reyes.**

**Attachments:** [Location Map.pdf](#)

[Property Notifications.pdf](#)

[PON.pdf](#)

[Replat Exhibit.pdf](#)

- 5      [14-3818](#)      RP140702 - Replat - Florence Hill No. 1 (City Council District 6). Consider a request to approve a replat to subdivide one lot into two residential lots. The 1.01-acre property, located at 1318 Alsbaugh Ln., is zoned Planned Development (PD-84) district for single family district 2 (SF-2) uses. The applicant is Steve Keeton, Keeton Surveying and the owner is Binh Dinh.
- Attachments:** [Location Map.pdf](#)  
                                 [PON.pdf](#)  
                                 [Property Notifications.pdf](#)  
                                 [Replat Exhibit.pdf](#)
- 6      [14-3819](#)      RP140703 - Replat - Iglesia Evangelica Addition (City Council District 5). Consider a request for a replat, combining two (2) lots to create one (1) residential lot, approximately 1.38 acres. The subject property is located at 426 MacArthur Blvd and 501 NE 31st St and zoned Single Family-Four District (SF-4). The applicant is Steve Keeton, Keeton Surveying and the owner is Jesus Martinez, Iglesia Evangelica.
- Attachments:** [Location Map.pdf](#)  
                                 [PON.pdf](#)  
                                 [Notify.pdf](#)  
                                 [Replat Exhibit.pdf](#)
- 7      [14-3820](#)      RP140704 - Replat - Aspens at Central Park (City Council District 4). Consider a request to approve a replat to create a one-lot multi-family residential subdivision. The 12.28-acre property, located at 2255 Arkansas Ln., is zoned Planned Development 341 (PD-341) district for Multi-Family 3 (MF-3) uses. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Kim McCaslin Schlieker, Multi Family Land, LLC.
- Attachments:** [Location Map.pdf](#)  
                                 [Replat Exhibit.pdf](#)
- 8      [14-3821](#)      RP140706 - Replat - Timber Oaks Lane Elementary (City Council District 1). Consider a request for approval of a Final Plat reconfiguring two (2) existing platted lots into one (1) lot on 23.76 acres. The subject property, split zoned Multi-Family Two (MF-2) District and Hospital (HD) District, is generally located east of Timber Oaks Lane and south of Osler Drive. The applicant is Robert Morse, RLK Engineering and the owner is Richard Flores, Arlington Independent School District.
- Attachments:** [Location Map.pdf](#)  
                                 [Replat Exhibits.pdf](#)

- 9      [14-3822](#)      RP140709 - Replat - Wildlife Commerce Park (City Council District 1). Consider a request to approve a replat of Lot 1, Block 1 of the Wildlife Park Addition, a one-lot non-residential subdivision, to adjust the southern property boundary. The 17.52-acre property, generally located at the southwest corner of the Wildlife Pkwy./Belt Line Rd. intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts. The owner/applicant is Benjamin McGahey, Halff.  
**Attachments:** [Location Map.pdf](#)  
[Replat Exhibit.pdf](#)
- 10     [14-3823](#)      SU130701A - Specific Use Permit Renewal - Jefferson Event Center (City Council District 1). Consider a request to renew a Specific Use Permit (SUP) allowing a multipurpose special event center. The 6.40-acre property, located at 2515 W. Jefferson Street, Ste. 117, is zoned Commercial (C) District. The applicant is Jessie Aguilar and the owner is Rosemary Johnson.  
**City Council Action: August 5, 2014**  
**Attachments:** [Location Map1.pdf](#)
- 11     [14-3824](#)      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: August 5, 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](#)

### 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**      [14-3815](#)      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  
**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.*

- 13**      [14-3825](#)      S140701 - Site Plan - DFW Oral and Facial Surgical Arts (City Council District 2). Consider a request for the approval of a Site Plan for a development within Planned Development 177 (PD-177), approximately 0.98 acres. The subject property is located at 3261 S Carrier Pkwy. The agent is Arlyn Samuelson, Pogue Engineering and the owner is Thad Taylor IV, and James Swafford, Beatty Commons, LP.

**City Council Action: July 15, 2014**

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

- 14**      [14-3826](#)      SU140701 - Specific Use Permit - Acker Transportation Services (City Council District 1). Consider a request for the approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 4.207 acres. The subject property, addressed as 400 E. Shady Grove, is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the south side of E. Shady Grove. The applicant is Stephen Acker, Acker Transportation Services and the owner is A. R. Taylor.

**City Council Action: July 15, 2014**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Property Notifications.pdf](#)  
[Exhibit.pdf](#)  
[400 E Shady Grove Operational Plan.pdf](#)

- 15**      [14-3827](#)      Z140401/CP140401 - Zoning Change/Concept Plan - Lakeside Lodge (City Council District 6). Consider a request to rezone property from Agriculture (A) district to Planned Development District for multi-family uses. The 17.64-acre property is generally located south of S.H. 360 and west of Mirabella Blvd. (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A ), is zoned Agricultural (A) District and is within the S.H. 360 Overlay District. The applicant is Brian Rumsy, Cross Architects and the owner is Johnny Campbell, Sunbelt Land Development LTD.

**City Council Action: July 15, 2014**

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Statement of Operation.pdf](#)

[Lakeside Lodge Requested Appeals.pdf](#)

[Conceptual Plan Package.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 3, 2014.**

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**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.**