



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 5, 2016

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.

- * The Impact Fee Advisory Committee - Water and Wastewater Impact fees Recommendations
- * 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 [16-6277](#) P170101 - Preliminary Plat - Windsor Hills
- P170102 - Final Plat - SE SH-161 and Arkansas Lane Addition, Lots 1-5, Block A
- P170103 - Final Plat - Lake Forest Addition
- P170104 - Final Plat - MacArthur Crossing Addition, Lots 1-2, Block 1
- P170105 - Final Plat - QT 946 Addition, Lot 2, Block 1
- RP170101 - Replat - Church Addition, Lot 2R
- RP170102 - Replat - Dalworth Park Addition, Lots 105, Block 19

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 [16-6278](#) Approval of Minutes of the November 7, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 11-07-16.pdf](#)
- 3 [16-6280](#) P161201 - Final Plat - Beltline Road & IH 30 Addition, Lots 3 & 4, Block A (City Council District 1). Consider a request to approve a two-lot non-residential final plat. The 4.48-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Plat.pdf](#)
- 4 [16-6281](#) P161202 - Preliminary Plat - Victory at Lakeridge, Lots 1, 4-6, Block 1 (City Council District 6). Consider a request for approval of a Preliminary Plat establishing a four (4) lot non-residential subdivision. The 11.30-acre property, zoned Planned Development 283 (PD-283) District, is generally located at the northeast corner of Lake Ridge Parkway and Camp Wisdom Road. The property is also located within the Lake Ridge Corridor Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Preliminary Plat.pdf](#)

- 5 [16-6282](#) RP161101 - Replat - M-Electric Addition, Lots 1&2, Block 1 (City Council District 1). Consider a request to replat one commercial lot into two, dedicate roadway rights-of-way and abandon a drainage easement to accommodate future development of the property. The 4.107 acre vacant property is generally located at the southeast corner of Roy Orr Boulevard and Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

Attachments: [Location Map.pdf](#)

[Exhibit - Replat.pdf](#)

- 6 [16-6283](#) RP161201 - Replat - Lake Crest Unit 2, Lot 5R, Block 4 (City Council District 3). Consider a request to approve a Replat combining two residential lots into one residential lot on 0.43 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1517 and 1521 Hardy Road. The applicant is Gloria Perez and the owner is Adan Huerta.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Replat.pdf](#)

- 7 [16-6284](#) RP161202 - Replat - William H. Thomas Addition, Lot 9R, Block B (City Council District 5). Consider a request to approve a replat to abandon right-of-way. The 3.45-acre property, located at 301 E. Church Street, is zoned Central Area (CA) District and is within District 2 of the Central Business Overlay District. The agent is Andres Casco, Mycoskie McInnis Associates and the owner is Ann Stevenson, UPLIFT Education.

Attachments: [Location Map.pdf](#)

[Exhibit - Replat.pdf](#)

- 8 [16-6286](#) SU141101A - Specific Use Permit Renewal - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Automotive Re-Builder and Inoperable Auto Holding Yard uses. The subject site is located at 1629 E Main St and is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). 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.

City Council Action: December 13, 2016

Attachments: [Exhibit B - Location Map.pdf](#)

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

- 9 [16-6287](#) SU150802A - Specific Use Permit Renewal - 3015 Eagle Drive, STE 400 and 600 (City Council District 2). Consider approval of a Specific Use Permit Renewal for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. The applicant is Halid Amer and the owner is Yan Wu.

City Council Action: December 13, 12016

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)

- 10 [16-6288](#) SU150803A - Specific Use Permit Renewal - 3223 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal 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 owner is Gerardo Rodriguez.

City Council Action: December 13, 12016

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)

- 11 [16-6289](#) SU150902A - Specific Use Permit Renewal - 1617 W Shady Grove Road (City Council District 1). Consider approval of a Specific Use Permit Renewal for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161 Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchella.

City Council Action: December 13, 12016

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D Landscape Plan.pdf](#)

- 12 [16-6290](#) SU151003A - Specific Use Permit Renewal - CST Corner Store (City Council District 6). Consider a request to approve a Specific Use Permit Renewal for a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

City Council Action: December 13, 12016

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D Landscape Plan.pdf](#)

- 13** [16-6291](#) SU151102A - Specific Use Permit Renewal - J&E Masonry (City Council District 1). Consider a request to approve a Specific Use Permit Renewal for a masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

City Council Action: December 13, 2016

Attachments: [Exhibit A - Site Plan.pdf](#)

[Exhibit B - Landscape Plan.pdf](#)

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Location Map.pdf](#)

- 14** [16-6206](#) S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

City Council Action: December 13, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 15** [16-6292](#) S161201 - Site Plan - International Hydraulics Repair Shop (City Council District 5). Consider a request to approve a site plan to construct and operate a new single-story, 7,700 square foot commercial building for office/trailer repair shop uses. Currently the 1.456 acre property has a 7,371 square foot office/trailer repair facility on the property. The property is generally located east of Richardson Street and approximately 690 feet south of E. Jefferson Street; more specifically at 345 Richardson Street. The property is zoned Light Industrial (LI) district and is within the Central Business District, Section 4. The agent is David Berret and the owner is Wincar Calderon.

City Council Action: December 13, 2016

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[PON.pdf](#)

[Notify.pdf](#)

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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.

- 16** [16-6279](#) SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). Consider 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.
- Case Tabled**

Items for Individual Consideration

- * The Impact Fee Advisory Committee - Water and Wastewater Impact fees Recommendation**

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.

- 17** [16-6293](#) S161203 - Site Plan - M-Electric (City Council District 1). Consider a request to approve a site plan for an 18,000 square foot office /warehouse building on one lot on 2.126 acres. The 2.126-acre property, is generally located at the southeast corner of Roy Orr Boulevard and W. Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

City Council Action: December 13, 2016

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[PON.pdf](#)

[Notify.pdf](#)

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

- 18** [16-6285](#) SU120404D - Specific Use Permit Renewal - 2502 Central Ave (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 owner is Vincente Duan.

City Council Action: January 10, 2017

Attachments: [Exhibit A - Location Map.pdf](#)

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

- 19** [16-6208](#) SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed.

City Council Action: January 10, 2017

Attachments: [Location Map.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

- 20** [16-6199](#) SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.

City Council Action: January 10, 2017

Attachments: [Exhibit A - Site Plan.pdf](#)

[Exhibit B - Location Map.pdf](#)

- 21** [16-6201](#) SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Consider a request for the indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha.

City Council Action: January 10, 2017

Attachments: [Location Map.pdf](#)

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

[Exhibit B - Legal Description.pdf](#)

- 22** [16-6209](#) SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC.
- City Council Action: December 13, 2016**
- Attachments:** [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Landscape Plan.pdf](#)
[Exhibit - Elevations.pdf](#)
[Exhibit - Roof and ADA Plans.pdf](#)
[Exhibit - Floor Plan.pdf](#)
- 23** [16-6294](#) SU161201/S161202 - Specific Use Permit/Site Plan - Whataburger at Belt Line & I-30 (City Council District 1). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.30-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.
- City Council Action: December 13, 2016**
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[Exhibit - Elevations.pdf](#)
- 24** [16-6295](#) SU161202 - Specific Use Permit - ES&H Outside Storage (City Council District 1). Consider a request to approve a Specific Use Permit to allow for Outside Storage Uses in conjunction with a local Environmental Incident Response Business. The 11.019-acre property is located at 3404 & 3409 Gilbert Road, is zoned Light Industrial (LI) District and is within the State Highway 161 (SH-161) Corridor Overlay District. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Jeremmy McEntire, ES&H of Dallas, LLC.
- City Council Action: December 13, 2016**
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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 December 2, 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.