



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, April 6, 2015

5:30 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 [15-4520](#) Disapproval of plats without prejudice

P150501 - Preliminary Plat - Smith I-20 Subdivision

RP150501 - Replat - Vela Addition Revised, Lot 2-R, Block 1

RP150502 - Replat - Dalworth Hills, Lot 34R, Block 3

RP150503 - Replat - Great Southwest Phase II

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 [15-4521](#) Approval of Minutes of the March 2, 2015 P&Z meeting.

Attachments: [PZ Draft Minutes 03-02- 15.pdf](#)

3 [15-4535](#) P150401 - Final Plat - Wildlife Commerce Park Addition, Lots 3 and 4, Block 1 (City Council District 1). Consider a request to approve a final plat to create a two-lot non-residential subdivision. The 26.04-acre property, generally located south of the Wildlife Pkwy and west of Belt Line Rd., is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Beltline Corridor Overlay District. The agent is Cody Hodge, Halff Associates and the owner is Will Munding, Chi Wildlife Park, LP.

Attachments: [Location Map.pdf](#)

[Exhibit Plat.pdf](#)

4 [15-4554](#) RP140404 - Replat - Tiger Auto Addition (City Council District 5). Consider a request to replat three lots into one for the purpose of new development. The property is zoned Heavy Industry (HI). The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner/applicant is Hassan Alizaza.

Attachments: [Location Map.pdf](#)

[Exhibit Replat.pdf](#)

- 5 [15-4536](#) RP150404 - Replat - William H Thomas First Addition, Lot 1R, Block E (City Council District 5). Consider a request to approve a replat to plat Lots 1 through 21, Block E of the Thomas First Addition into a single non-residential lot. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education.

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit Replat.pdf](#)

- 6 [15-4537](#) RP150405 - Replat - Industrial Community No. 5, Site 15, Block 6 (City Council District 1). Consider a request to approve a replat to plat Site 15, Block 6 Industrial Community No. 5 of the Great Southwest Industrial District. The 8.30-acre property, located at 1101 Fountain Pkwy., is zoned Light Industrial (LI). The agent is Jonathan Russell, Halff and the owner is Scott Sherwin, Oldcastle Building Envelope.

Attachments: [Location Map.pdf](#)

[Exhibit Replat.pdf](#)

- 7 [15-4538](#) S150404 - Site Plan - Wildlife Commerce Park Building 3 (City Council District 1). Consider a request to approve a site plan to construct a 233,740-square-foot speculative warehouse building. The 11.82-acre property, generally located at the south of Wildlife Pkwy., and west of Belt Line Rd., is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial and is partially within the Beltline Corridor Overlay District. The agent is Robert Pross, Pross Design Group, Inc. and the owner is Will Mundinger, Chi Wildlife Park, LP.

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Attachments: [Location Map.pdf](#)

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[Exhibit Site Plan Package.pdf](#)

- 8 [15-4539](#) SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). Consider a request for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner is Hassan Alizaza.

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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.

None

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.

- 9** [15-4543](#) SU150401/S150401 - Specific Use Permit/Site Plan - 2755 E Main St (City Council District 5). Consider a request for approval of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4). The agent is David De Anda and the owner is Gustavo De Anda.

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Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Operational Plan.pdf](#)

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

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

[Landscape Appeal Letter.pdf](#)

- 10** [15-4544](#) SU150402/S150403 - Specific Use Permit/Site Plan - 201 W Jefferson Street (City Council District 2). Consider a request for approval of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2). The applicant is Jay Woo and the owner is Ozkan Ozturk, Ozmir Inc.

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Attachments: [Location Map.pdf](#)

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[04 - Operational Plan.pdf](#)

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

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

- 11** [15-4545](#) SU150403 - Specific Use Permit - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Consider the request from for approval of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District. The applicant is Sonya Golden, So Amazing Day Programs Inc.

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[Exhibit Site Plan.pdf](#)

[Operational Plan.pdf](#)

- 12** [15-4546](#) SU150405/S150409 - Specific Use Permit/Site Plan - Hi-Tech Manufacturing Co. (City Council District 5). Consider a request for the approval of a Specific Use Permit permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District. The applicant is Peggy Chrusciaki, Hi-Tech Manufacturing Co. and the owner is William Moser, Shamrock Cake Company.

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

- 13** [15-4547](#) SU150406/S150407 - Specific Use Permit/Site Plan - Fresh Meal Restaurant (City Council District 5). Consider a request for approval of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3. The owner/applicant is Fariborz Hadidi.

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

- 14** [15-4541](#) SU150407/S150402 - Specific Use Permit/Site Plan - Comfort Suites (Paddock Way Drive) (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a four-story-58,456-square-foot-88-room hotel. The 1.84-acre property, located at 702 Paddock Way, zoned Light Industrial, is within the State Highway 360 (S.H. 360) Corridor Overlay District. The agent is Hugo Monsanto, Monsanto Architects, the applicant: Mike Patel, DITWIN II LLC, and the owner is Stephen Korkmas, Cedars Heritage, LTD.

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

- 15** [15-4540](#) S140204A - Site Plan Amendment - FBC Bus Barn (City Council District 2). Consider a request to approve a site plan amendment to add an accessory structure (bus barn) to the existing First Baptist Church site. The 29.36-acre property, located at 950 Mayfield Rd., is zoned Planned Development 91 (PD-91) is partially within the State Highway 161 (S.H.161) Corridor Overlay District and the Interstate Highway 20 (I.H. 20) Corridor Overlay District. The owner/applicant is Bill Skaar, First Baptist Church.

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Attachments: [Location Map.pdf](#)

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[Project Narrative 2.pdf](#)

[Exhibit Structure Rendering.pdf](#)

[Exhibit Site Plan.pdf](#)

- 16** [15-4551](#) S150405 - Site Plan - Bardin Road Warehouse (City Council District 4). Consider a request for approval of a Site Plan to permit the construction and operation of a 430,180 sq. ft. speculative industrial warehouse intended to accommodate up to four (4) tenants. The 20.73-acre property, split zoned Planned Development 30 (PD-30) and Planned Development 55 (PD-55), is located at the northwest corner of Bardin Road and Matthew Road. The property is also located within the S.H. I-20 Corridor Overlay District. The agent is Lisa Swift, GSO Architects, the agent is Vanessa McElroy, RLG Engineering Inc. and the applicant is Gary Horn, Mohr Acquisitions LLC.

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[PON.pdf](#)

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

- 17** [15-4542](#) S150406 - Site Plan - Uplift Grand Prep (City Council District 5). Consider a request to approve a site plan to construct and operate a school. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education.

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[PON.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 18** [15-4550](#) Z150201/CP150201 - Zoning Change/Concept Plan - Walmart Store (City Council District 2). Consider a request for approval of a Zone Change and Concept Plan from Commercial (C) District to a Planned Development District for Commercial (C) District uses, including a large box retailer w/gasoline sales. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The applicant is Michael Allan, Wal-Mart Real Estate Business Trust and the agent is Richard Underwood, Kimley-Horn and Associates, Inc.

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Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit A Site Plan.pdf](#)
[Conceptual Building Elevations.pdf](#)
[Exhibit X Proposed Walmart Outdoor Display.pdf](#)

- 19** [15-4549](#) Z150202 - Zoning Change - 2505 S Great Southwest Pkwy (City Council District 4). Consider a request for approval of a Zone Change from Planned Development 286 (PD-286) District for multi-family uses and Light Industrial (LI) District to a Planned Development District for all uses permitted by right and permitted by specific use permit within the General Retail (GR), General Retail-One (GR-1), Commercial (C), Commercial-One (C-1), Central Area (CA), Heavy Commercial (HC), and Light Industrial (LI) Districts, but excluded all check cashing, bail bond, piercing salon, and tattoo parlor uses. The subject properties (Lot 3, 5, 7, and 4-R, Block 1 of the Greenpoint Center Phase II Addition) are located at the southeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The owner/applicant is James Hosler.

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

- 20** [15-4548](#) Z150401 - Zoning Change - 3409 Hardrock Road (City Council District 1). Consider the request for a zone change of 2.13 acres of land from Single Family-One (SF-1) Residential District to Light Industrial (LI) District. The subject site is addressed as 3409 Hardrock Rd., generally located west of S.H. 161 and north of Shady Grove Rd. The applicant is Michael Forbes, Idiom Construction and the owner is Mohammad Seyed Ghandi.

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[Zoning Change Request Letter.pdf](#)

[Meets and Bounds.pdf](#)

[Concept Plan.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 April 3, 2015.

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.