

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 29, 2016

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Item #1 - P161001 – Final Plat – Winding Creek Addition, Lot 1, Block A, P161002 – Preliminary Plat – Victory at Lakeridge, Lots 1, 4-7, Block 1, P161003 – Final Plat – Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B, P161004 – Preliminary Plat – Royal Residences Estates, P161005 – Preliminary Plat – Lake Forest Addition, and RP161001 – Replat – Grand Lakes Business Park, Phase 2, Lot 2R, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 1, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160301 - Preliminary Plat - Greenway Trails (City Council District 6). Approval of a request for the Greenway Trails Preliminary Plat consisting of 608 residential lots, 22 open space lots, and 2 commercial lots all on 353.18 acres. The property, zoned Planned Development (PD-322) District, is located east of S.H. 360 and north of Highway 287. The owner is John Vick, WM SUB GT, LP.

Item #4-P160902 - Final Plat - Methodist Health System Addition, Lot 1, Block 1 (City Council District 6). Approval of a Final Plat creating one (1) non-residential lot on 10-08 acres situated in the Samuel T. Brown Survey, Abstract No. 1689, Dallas County, Texas. The property, zoned Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being platted to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

Item #5-P160903 - Final Plat - Lakeway Estates (City Council District 6). Consider a request to approve a final plat to create a 57-lot-single family residential subdivision. The 19.27-acre property, located at 1231 East Seeton Road, zoned Planned Development-356 (PD-356) District, is within the Lake Ridge Corridor Overlay District. The agent is David Schnurbusch, USA Professional Services Group, Inc. and the applicant is J. Waymon Levell, First Southwest Properties Management Co.

Item #6-RP160901 - Replat - Dalworth Park Addition Revised, Lot 1-R and 4-R, Block 106 (City Council District 1). Consider a request to approve a replat creating two (2) residential lots on 0.36 acres. The subject property, located on the SEC of Galveston Street and SW 15th Street, is zoned Single Family-Four (SF-4) District for single family detached residential dwellings. The owner is Saul Zuniga and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-RP160902 - Replat - Trinity Oaks Baptist Church Addition, Lots 1R-2R, Block 1 (City Council District 4). Consider a request to replat 9.76 acres into two non-residential lots. The 9.76-acre property, located at 2860 and 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

Item#8-TA160701 - Text Amendment - Article 12. Request for a text amendment to Article 12, "Platting," of the Unified Development Code to revise Section 27, "Participation." The owner/applicant is the City of Grand Prairie Engineering Dept.

Item #9-TA160901 - Text Amendment - Approval of a request for a Text Amendment of Appendix Q: Limited Industrial Limited Services Standards Suffix Zoning District (LI-LS) of the Unified Development Code. The purpose of the text amendment is to alter the minimum development standards within the LI-LS district related to head-in parking, driveway throat width, direct street access to service bay doors and dumpster enclosures. The owner/applicant is the City of Grand Prairie Planning Department.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- S160904 - Site Plan - New Harmony Elementary School (City Council District 6).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P161001, P161002, P161003, P161004, P161005, and RP161001, and approve the minutes of August 1, 2016, approve public hearing consent agenda items, P160301, P160902, P160903, RP160901, RP160902, TA160701, and TA160901, and table case S160904. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**