



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda Planning and Zoning Commission

---

Monday, September 8, 2014

6:00 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

*Planning and Zoning Commission Election of Officers*

### 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     [14-4017](#)     Disapproval of plats without prejudice**

P141001 - Final Plat - Mira Lagos D-3

P141002 - Final Plat - Lakeview West Section 2, Phase 2

P141003 - Preliminary Plat - La Joya

RP141001 - Replat - Lawler Motor Sports Addition

RP141002 - Replat - Townhomes of Camp Wisdom

RP141003 - Replat - Grand Prairie Prize Acres

**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     [14-4018](#)     Approval of Minutes of the August 4, 2014 P&Z meeting.**

**Attachments:** [PZ Draft Minutes 08-04-14.pdf](#)

**3     [14-4019](#)     P131002A - Amending Plat - Mirabella Commercial Addition (City Council District 6). Request for the approval of an amendment to the Final Plat of the Mirabella Commercial Addition, approximately 6.75 acres. The subject property is located east of S. Highway 360 and situated on the northwest corner of Mirabella Boulevard and New York Avenue. The property is zoned Commercial One (C-1) District and is within the State Highway 360 (S.H. 360) Overlay District. The agent is Walter Nelson and the owner is Johnny Campbell, Sunbelt Land Development LTD.**

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

[Exhibit Plat.pdf](#)

**4     [14-4020](#)     P140902 - Final Plat - QT 953 Addition (City Council District 1). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 1.72-acre property, located at 1110 N. Belt Line Road, is zoned Planned Development 217 (PD-217) for mixed uses and is within the Belt Line Corridor Overlay District. The owner/applicant is Truitt Priddy, Quik Trip Corporation.**

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

[Exhibit Plat.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.*

None

## 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.*

- 5**     [14-4021](#)     S080802A - Site Plan Amendment - La Quinta - 380 Palace Pkwy (City Council District 1). Consider a request to approve a site plan amendment to change the elevations of an approved hotel. The 1.51-acre property, located at 380 Palace Pkwy., is zoned Planned Development 217 (PD-217) for mixed uses and is within the Belt Line Corridor Overlay District. The owner/applicant is Amish Patel, Aum Shanker LLC.

**Case Tabled**

- 6     [14-4022](#)     S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane (City Council District 4). Consider a request to approve a site plan for a multi-family residential development. The 12.28-acre property, located at 2255 Arkansas Lane, is zoned Planned Development 341 (PD-341) District and is within the S.H. 161 Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Kim McCaslin Schlieker, Multi Family Land, LLC.

**City Council Action: September 16, 2014**

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

- 7     [14-4023](#)     SU140702 - Specific Use Permit - 521 W. Marshall Drive (City Council District 2). Consider a request for a Specific Use Permit for Automotive Uses; 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.

**City Council Action: September 16, 2014**

**Attachments:**   [Location Map.pdf](#)  
                          [Property Notifications.pdf](#)  
                          [PON.pdf](#)  
                          [Operational Plan GP Inspection Shop.pdf](#)  
                          [Site Plan 0914.pdf](#)

- 8     [14-4024](#)     Z140901/SU140901/CP140901 - Zoning Change/Specific Use Permit/Concept Plan - Avera (City Council District 1). Consider a request for approval of a Zone Change from Planned Development 196 (PD-196) to a Planned Development for Light Industrial (LI) uses, a Specific Use Permit for Outside Storage, and a Concept Plan for a 345,150 square-foot distribution center on 18.82 acres AND an amendment of the Master Transportation Plan related to the extension of Daja Lane to January Lane. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford ABST 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The agent is Rick Kight, Avera Companies, the owner is David O'Connor, Series Trust 120402, Lauren Butler, Pooled Funds Trust, Durward Moore, Grand Prairie Seriest Trust 2003-1, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust.

**City Council Action: September 16, 2014**

**Attachments:** [Location Map.pdf](#)  
[Property Notifications.pdf](#)  
[PON.pdf](#)  
[Exhibit Concept Plan.pdf](#)  
[Exhibit Elevations.pdf](#)  
[Exhibit Survey & Topo Plat.pdf](#)  
[Legal Description.pdf](#)  
[Thoroughfare Plan Amendment Report.pdf](#)

- 9     [14-4025](#)     Z140902 - Zoning Change - (City Council District 6). Consider a request for approval of a Zone Change from Single Family-One (SF-1) to Planned Development for residential uses with site specific development standards, including a guest house and other special considerations. The 1.94 acre property is located south of W. Bardin Road and east of Matthew Road.

**City Council Action: September 16, 2014**

**Attachments:** [Location Map.pdf](#)  
[Property Notifications.pdf](#)  
[PON.pdf](#)  
[Exhibit Concept Plan.pdf](#)  
[Exhibit Proposed Schematic Layout.pdf](#)  
[Legal Description.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 September 5, 2014.**

---

## **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.**