



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

Planning and Zoning Commission

Monday, August 1, 2016

5:30 PM

City Hall, 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.

Presentation - Tommy Garrett and Phil Philipp.

Discussion of Election of Officers at the August 29, 2016 P&Z meeting.

Staff Presentations

Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Tommy Garrett 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 [16-5877](#) P160901 - Preliminary Plat - Camp Wisdom Sonic Addition, Lot 2, Block 1
- P160902 - Final Plat - Methodist Health System Addition, Lot 1, Block 1
- P160903 - Final Plat - Lakeway Estates
- RP160901 - Replat - Dalworth Park Addition Revised, Lot 1-R and 4-R, Block 106

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 [16-5876](#) Approval of Minutes of the July 11, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 07-11-16.pdf](#)
- 3 [16-5882](#) P160801 - Preliminary Plat - SE SH161 and Arkansas Lane Addition, Lots 1-4, Block A (City Council District 2). Consider a request to approve a preliminary plat to create a four-lot-non-residential subdivision. The 10.00-acre property, zoned Planned Development-273A (PD-273A) District for General Retail and Commercial uses, located at 951 and 1001 Arkansas Lane, is within the State Highway-161 (SH-161) Corridor Overlay District. The applicant is Robert Small Jr., Grand Prairie Arkansas, LLC and the owner is Lew Richey, Lew Richey & Associates, Inc.
- Attachments:** [Location Map.pdf](#)
- [Exhibit - Preliminary Plat.pdf](#)
- 4 [16-5883](#) P160802 - Final Plat - Wheel N MHP, Lot 1, Block A (City Council District 1). Approval of a Final Plat creating one (1) residential lot for the Wheel N Mobile Park located on 3.58 acres and situated in the J. Read Survey, Abstract No. 1183, Dallas County, Texas. The property, zoned Planned Development 4 (PD-4) District and within the SH161 Corridor Overlay District, is located west of Hardrock Road and north of Parker Road. The applicant is John Cox, Eagle Surveying, LLC and the owner is Kim Shultz-Rainford, Hardrock Park LLC.
- Attachments:** [Location Map.pdf](#)
- [Exhibit - Plat.pdf](#)

- 5 [16-5884](#) P160803 - Final Plat - South Gate Development, Lot 2, Block B (City Council District 4). Consider a request to approve a one-lot final plat. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Plat.pdf](#)
- 6 [16-5885](#) RP160801 - Replat - Original Townsite of Grand Prairie Addition, Lot 7R, Block 3 (City Council District 5). Consider a request to approve a replat combining 10 lots into 1 non-residential lot. The 0.45 acre property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) and within Central Business District No. 2. The agent is Henry Nguyen and the owner is Tung Su.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Replat.pdf](#)
- 7 [16-5891](#) SU160803/S160802 - Specific Use Permit/Site Plan - Texas Direct Auto (City Council District 4). Approval of a request for a Specific Use Permit for an outdoor Auto Dealership Inventory Holding Yard to be operated by Texas Direct Auto (formally Vroom Auto). The 7.24-acre property, zoned Planned Development 140 (PD-140) District and within the I-20 Corridor Overlay District, is located at the northwest corner of Bardin Road and Endicott. The agent is Brett Bertrand, Texas Direct Auto, the applicant is Matthew Marquis, Symmetry Development Inc., and the owner is Matthew Bukin, Sheffield Land Associates LP.
- Case Withdrawn by the Applicant**
- Attachments:** [TDA Withdraw Letter TDA-GP SU160803-S160802.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.

- 8 [16-5887](#) 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 Brent O'Neal, City of Grand Prairie, Engineering.
Case Tabled
- 9 [16-5878](#) S160701 - Site Plan - 203 N Belt Line Rd (City Council District 5). Consider a request to approve a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner is Khiem Phan.
Case Tabled
- 10 [16-5879](#) SU160801 - Specific Use Permit - 1325 E Jefferson Street (City Council District 5). Consider a request to approve a Specific Use Permit to allow for Tire and Wheel Sales & Installation (Outdoor Displays) use at an existing 2,460 square foot commercial building. The 0.588-acre property is generally located at the southeast corner of S.E. 14th Street and E. Jefferson Street (1325 E. Jefferson Street), is zoned General Retail (GR) District and is within District 3 of the Central Business District (CBD) Overlay. The agent is Elias Rodriguez, Construction Concepts Inc. and the owner is Felipe Vela, D-Town Tire.
Case Tabled
- 11 [16-5881](#) SU160802 - Specific Use Permit - 1701 E Main Street (City Council District 5). Approval of a Specific Use Permit permitting the operation of a Heavy Equipment Parking and Storage in conjunction with an existing Truck Transportation Services Business. The site is generally located southeast of S.E. 17th Street and E. Main Street (1701 E. Main). The 6.01 acre property is zoned Light Industrial (LI) District and lies within the Central Business Corridor District, Section 3. The applicant is Orlando Williams, Martin Transportation Systems and the owner is Patrick Lawler, SL 129 17th St. LLC.
Case Tabled

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.

- 12** [16-5888](#) S160801 - Site Plan - 200 W Jefferson Street (City Council District 5).
Consider a request to approve a Site Plan authorizing the development of a 3,750 sq. ft. retail strip center on 0.45 acres. The subject property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) District and within Central Business District No. 2 (CBD 2). The agent is Henry Nguyen and the owner is Tung Su.

City Council Action: August 16, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Site Plan Exhibit.pdf](#)

[Landscape Plan Exhibit.pdf](#)

[Building Elevations Exhibit.pdf](#)

- 13** [16-5890](#) S160804 - Site Plan - Aura South Gate (City Council District 4). Consider a request to approve a site plan to construct and operate a multi-family residential development. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP.

City Council Action: August 16, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 14** [16-5886](#) SU121201A/S121201A - Specific Use Permit/Site Plan Amendment - Sunbelt Self-Storage (City Council District 6). Approval of a request to amend Specific Use Permit No. 918 (Ordinance No. 9559-2013) for Sunbelt Self-Storage, an operating mini-storage facility with outside storage. The applicant is specifically seeking to amend the approved hours of operation from 6:00 AM - 9:00 PM to 6:00 AM - 12:00 PM (midnight). No other changes are proposed. The 4.63-acre property, zoned Commercial One (C-1) District and within the S. H. 360 Corridor Overlay District, is addressed as 3015 New York Avenue. The property is located at the northwest corner of New York Avenue and Mirabella Boulevard. The owner/applicant is Sunbelt Land Development 360, Ltd. and the owner is Walter Nelson.

City Council Action: August 16, 2016

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

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

[Original Approved Operational Plan.pdf](#)

[Ltr Jerry and Cathy Blood.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

- 15** [16-5892](#) SU160804/S160803 - Specific Use Permit/Site Plan - MDM Scaffolding (City Council District 1). Approval of a request for a Specific Use Permit for a Contractor Shop w/Outdoor Storage (MDM Scaffolding). The 2.88-acre property, zoned Light Industrial (LI) District and within the SH 161 Overlay Corridor, is generally located south of W. Shady Grove Road and east of Roy Orr Boulevard. The property is addressed as 1717 W. Shady Grove Road. The agent is James H. Rester III and the owner is Carol Morgan, MDM Scaffolding.
City Council Action: August 16, 2016

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Site Plan-Landscape Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)
[Notify.pdf](#)
[PON.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 30, 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.