



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda Planning and Zoning Commission

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Monday, December 7, 2015

5:30 PM

Development Center, 206 W. Church Street

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### 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.

### Adoption of the Planning and Zoning Commission By-Laws

### Staff Presentations

### Agenda Review

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**Public Hearing**  
**7:00 p.m. Council Chambers**

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**Chairperson Tommy Garrett Presiding**

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### 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      [15-5195](#)      Disapproval of plats without prejudice**

P160101 - Preliminary Plat - East Pioneer, Lots 1-4, Block 1

P160102 - Final Plat - First Choice ER Addition, Lot 1, Block 1

RP160101 - Replat - High Prairie Business Park, Lot 8R-B1, Block C

RP160102 - Replat - Dalworth Park, Lot 5-R, Block B

**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      [15-5196](#)      Approval of Minutes of the November 2, 2015 P&Z meeting.**

**Attachments:** [PZ Draft Minutes 11-02-15.pdf](#)

**3      [15-5197](#)      P141003A - Preliminary Plat - La Jolla (City Council District 4). Consider a request to approve an amended preliminary plat to create 298-lot-residential subdivision. The 123.77-acre property, zoned Planned Development-298A (PD-298A) District, is located northeast corner of the England Parkway/Arlington-Webb-Britton intersection, and is within the Lake Ridge Corridor Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Keith Hardesty, First Texas Homes.**

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

[Exhibit Preliminary Plat.pdf](#)

**4      [15-5119](#)      P151101 - Final Plat - La Jolla Phase 1 (City Council District 4). Consider a request to approve a final plat to create a 103-lot-residential subdivision. The 47.31-acre property, zoned Planned Development-298A (PD-298A) District, is located north of England Parkway, South of Grandway Drive, and east of east of Arlington Web Britton Road, and is within the Lake Ridge Corridor Overlay District. The applicant is Daniel Dewey, JBI Partners, Inc. and the owner is Keith Hardesty, First Texas Homes**

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

[Exhibit Final Plat.pdf](#)

- 5      [15-5198](#)      P151201 - Preliminary Plat - Mayfield Road Retail Addition 1 (City Council District 2). Consider a request to approve a Preliminary Plat creating a two (2) lot non-residential subdivision totaling 45.3452 acres located within the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas. The subject property, zoned Planned Development 294 (PD-294) for General Retail (GR) District uses, is located at the southeast corner of S.H. 161 and Mayfield Road. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

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

[Exhibit - Preliminary Plat.pdf](#)

- 6      [15-5199](#)      P151203 - Preliminary Plat - Lakeway Estates (City Council District 6). Consider a request to approve a preliminary plat to create a 59-lot-residential subdivision. The 19.32-acre property, located at 1231 and 701 E. Seeton Rd., is zoned Single Family-4 (SF-4) District and is within the Lakeridge Parkway Overlay District. The applicant is J Waymon Levell, First Southwest Properties Management Co., and the owners are Mike Martinez, Edge Barnett, LLC and Rodney Mellott, Beacon E&P Company, LLC.

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

[Exhibit Preliminary Plat.pdf](#)

- 7      [15-5207](#)      SU151201/S151203 - Specific Use Permit/Site Plan - Raising Cane's (City Council District 4). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.72 -acre Property, zoned Planned Development District-114A (PD-114A), is located at 2960 W. Camp Wisdom Road. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Robert Montgomery, Raising Cane's restaurant, and the owner is Dave Carter, Life In the Fast Food Lane.

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

[PON.pdf](#)

[Notify.pdf](#)

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

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

[Exhibit C - Elevations.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

**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.*

- 8      [15-5203](#)      S151201 - Site Plan - Ikea (City Council District 2). Consider a request to approve a Site Plan authorizing the development of a 296,836 sq. ft. IKEA, an international retail store that specializes in selling ready to assembly furniture, home appliances and décor, on Lot 1 (a 31.5908 acre tract) of the proposed Mayfield Road Retail Addition. The Site Plan includes a 13.7544 acre out lot, Lot 2 of the proposed Mayfield Road Retail Addition that is being reserved for future development. The subject 45.3452 acre property, zoned Planned Development 294 (PD-294) for General Retail (GR) District uses, is located at the southeast corner of S.H. 161 and Mayfield Road. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

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**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Site Plan Package.pdf](#)  
[Ikea ltr to Grand Prairie DRC - 111815 \(2\).pdf](#)  
[Ikea TIA .pdf](#)

- 9      [15-5208](#)      USP151201 - Unified Signage Plan - Ikea (City Council District 2). Consider a request to approve a Unified Signage Plan for IKEA, a proposed 296,836 sq. ft. international retail store that specializes in selling ready to assembly furniture, home appliances and décor. The signage plan includes a request for an off-premise sign to be located approximately 100 feet east of the SH 161 right-of-way line and approximately 1,150 feet south of the S. Forum Drive right-of-way line. The subject 45.3452 acre property, zoned Planned Development 294 (PD-294) for General Retail (GR) District uses, is located at the southeast corner of S.H. 161 and Mayfield Road. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

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**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Signage Plans.pdf](#)  
[Wall Signage.pdf](#)

- 10      [15-5206](#)      SU030102B - Specific Use Permit Amendment - 1100 W Pioneer Pkwy (City Council District 2). Consider the request for an amendment to Specific Use Permit 726A and its corresponding site plan for Used Auto Sales. The property is 1.29 acres and is zoned Commercial (C) District with the S.H. 161 Corridor Overlay District. The property is addressed 1100 W Pioneer Pkwy, west of Robinson Rd. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno.

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

[PON.pdf](#)

[Notify.pdf](#)

[Appeal Letter.pdf](#)

[Operational Plan.pdf](#)

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

- 11      [15-5128](#)      SU150502/S150504 - Specific Use Permit/Site Plan - 1519 E Main Street (City Council District 5). Consider a request for the approval of a specific use permit for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3) and to codify any non-conforming uses. The subject site is located at 1519 E. Main St. The agent is Alfonso Lopez and the owner is Ricardo Flores.

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

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ CC Minutes.pdf](#)

**Legislative History**

11/2/15	Planning and Zoning Commission	Tabled to Council
11/17/15	City Council	Tabled

- 12**      [15-5129](#)      SU151101 - Specific Use Permit - 2000 E Pacific Ave (City Council District 5). Consider a request to approve a Specific Use Permit permitting the operation of small trucking company w/fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3), is addressed as 2000 E. Pacific Avenue. The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue. The agent is Angelo Chokas, the applicant is David Ramirez, Ramco Logistics, and the owner is Billy Suggs.

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[PON.pdf](#)

[Notify.pdf](#)

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

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

**Legislative History**

11/2/15	Planning and Zoning Commission	Tabled to Council
11/17/15	City Council	Tabled

- 13**      [15-5139](#)      SU151002/S151002 - Specific Use Permit/Site Plan - Gables at Green Oaks (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 1.05-acre property, zoned General Retail-1 (GR-1) District, is located at 2150 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate, the applicant is Edward Eckart, Goodwin & Marshall, Inc., and the owner is Dennis Rainosek, Gables Realty LTD.

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[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

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

**Legislative History**

11/2/15	Planning and Zoning Commission	Tabled to Council
11/17/15	City Council	Tabled

- 14**      [15-5202](#)      S151104 - Site Plan - Lakeridge Village Lot 2.3 (City Council District 4). Consider approval of a site plan of 0.54 acres located in the Lake Ridge Overlay District, to be developed for office/retail purposes. The property is generally located west of Lake Ridge Pkwy and north of Camp Wisdom Rd. The site is zoned PD-283 for general retail uses. The agent is Pann Sribhen, PSA Engineering and the owner is Gregg Guion III.  
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[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit A - Site Plan Package.pdf](#)
- 15**      [15-5204](#)      S151202 - Site Plan - 5030 S Highway 360 (City Council District 4). Consider a request for the approval of a site plan for a 0.65 acre retail development. The site is zoned Planned Development 114A (PD-114A) and is located within the S.H. 360 Corridor Overlay District. The property is addressed 5030 S. Highway 360, south of Equestrian Ln. The agent is David, Bannister Engineering and the owner is Heath Debaun, BLVD 26 LLC.  
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[Notify.pdf](#)  
[Site Plan.pdf](#)
- 16**      [15-5205](#)      S151204 - Site Plan - (City Council District 4). Consider a request to approve a Site Plan authorizing the development of an approximately 16,250 sq. ft. retail strip center on 2.081 acres. The property, zoned Planned Development 12 (PD-12) for General Retail (GR) District uses, is located at the northwest corner of S. Carrier Parkway and Desco Lane. The property is located within the S. H. 161 Corridor Overlay District. The property is owned by Carrier Retail, LLC.  
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[Exhibit C - Landscape 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 December 4, 2015.**

**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.**