



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, July 6, 2015

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

A. Citizen Advisory Committee for Photographic Traffic Signal Enforcement Update

B. Discussion of iPad's for the Planning Commission

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 [15-4741](#)

P150801 - Final Plat - QT 946 Addition Lot 1

RP150801 - Kingswood Center Addition, Lot 1R, Block 1

RP150802 - Replat - Lake Ridge Section 20, Lot 2527-R, Block P

RP150803 - Replat - Grand Prairie Memory Care, Lots 2A and 2B, Block A

RP150804 - Replat - Sargent Addition

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 [15-4742](#)

Approval of Minutes of the June 1, 2015 P&Z meeting.

Attachments: [PZ Draft Minutes 06-01-15.pdf](#)

3 [15-4754](#)

P150701 - Preliminary Plat - Meadow Park Addition (City Council District 2). Consider a request to approve a preliminary plat consisting of 12 lots on 2.18 acres. The property is currently zoned Single Family-Two (SF-2) within the SH 161 Corridor Overlay District and is also under consideration for a zone change for a Planned Development for single family residential development; see Zoning Case# Z150701. The property is located at the northwest corner of Robinson Rd and W Warrior Trail, currently address as 3102 Robinson Rd. the agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Ronald Hopkins, N.D. Hopkins Estate and veronica Hopkins, N.D. Hopkins Estate.

Attachments: [Location Map.pdf](#)

[Exhibit Preliminary Plat.pdf](#)

- 4 [15-4755](#) RP150702 - Replat - Hayman Addition, Lot 1R, Block 1 (City Council District 4). Consider a request to approve a Replat creating a one (1) lot residential subdivision totaling 17.49 acres. The property, zoned Planned Development 343 (PD-343) for multi-family residential uses and addressed as 3261 S. H. 360, is located at the northeast corner of Outlet Parkway and the S. H. 360 frontage road. The applicant is David West, Ventures Development Group and the owner is George Watson, Twenty Three Sixty, LTD.
- Attachments:** [Location Map.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[Exhibit Replat.pdf](#)
- 5 [15-4756](#) TA150701 - Text Amendment - Article 2: Authority. Consider a request for the approval of a Text Amendment to Section 2.4.1 and Section 2.5.1 of Article 2, "Authority" of the Unified Development Code amending, as originally approved by action of the Council on August 2, 2011 and codified in Ordinance No. 9637-2011, the term duration of a Planning and Zoning Commission member and a Zoning Board of Adjustments and Appeals member from a two (2) year term to no more than two (2) consecutive three (3) year terms, not more than six (6) consecutive years, unless the City Council by a three-fourths vote of all Council members shall waive this limitation for a specific appointment. The owner/applicant is Jim Hinderaker, City of Grand Prairie, Planning Division.
- City Council Action: July 14, 2015**

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.

- 6 [15-4753](#) Z150703/CP150702 - Zoning Change/Concept Plan - Polo Residential (City Council District 3). Consider a request to amend the concept plan for Tract Number 20 of Planned Development-136 (PD-136) District. The 8.98-acre property, located at 4603 S. Carrier Parkway, 4607 S. Carrier Parkway, and 4611 S. Carrier Parkway, is zoned PD-136. The owner/applicant is William Pohl.
- Case Postponed**

- 7 [15-4760](#) Z150702/CP150701 - Zoning Change/Concept Plan - Lake Ridge Mixed-Use Development (City Council District 6). Consider a request to amend the Planned Development-297A (PD-297A) District concept plan. The 16.57-acre property, located at 7500 Lake Ridge Parkway, is zoned PD-297A and is within the Lake Ridge Corridor Overlay District. The agent is Rob Baldwin, Baldwin Associates, the applicant is Richard LeBlanc, Mozley Acquisition & Development, and the owner is Dennis Davis, Tenairs Partners LTD.
- Case Postponed**

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 [15-4757](#) S150701 - Site Plan - Aldi's (City Council District 4). Consider a request for approval of a site plan for the purpose of constructing an Aldi's Grocery Store on 2.23 acres. The property is zoned Planned Development 45 (PD-45) within the IH 20 Corridor Overlay District and is generally located at the southwest corner of Great Southwest Pkwy. and Bardin Rd.; currently addressed as 4100 S Great Southwest Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Steve Bowman, Aldi, Inc., and the owner is Bill Milam, Racetrac Petroleum, Inc.

City Council Action: July 14, 2015

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 9 [15-4758](#) SU970701D - Specific Use Permit Renewal - Excavation (City Council District 5). Consider a request to renew and amend Specific Use Permit 671A (SUP-671A) for sand and gravel mining and land reclamation for approximately 63 acres. This site is currently zoned Light Industrial (LI) District and is generally located east of MacArthur Boulevard and south of east bound Interstate Highway 30. The owner/applicant is James Cornelius, South IH 30 LTD.

City Council Action: July 14, 2015

Attachments: [Location Map.pdf](#)

[Operational Plan.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Site Plan \(page 1\).pdf](#)

[Exhibit B - Site Plan \(page 2\).pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

- 10 [15-4685](#) SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Consider the request for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The property is zoned Light Industrial (LI) within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

City Council Action: July 14, 1015

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit A Site Plan.pdf](#)

[Operational Plan.pdf](#)

Legislative History

6/1/15	Planning and Zoning Commission	Postpone
6/16/15	City Council	Tabled

- 11** [15-4759](#) Z150701 - Zoning Change - Meadow Park Addition (City Council District 2). Consider a request for a zone change from Single Family-Two (SF-2) to a Planned Development for single family residential development. The property is located in the SH 161 Corridor Overlay District at the northwest corner of Robinson Rd and W Warrior Trail, currently address as 3102 Robinson Rd. The agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Ronald Hopkins, N.D. Hopkins Estate and Veronica Hopkins, N.D. Hopkins Estate.

City Council Action: July 14, 2015

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[Notify.pdf](#)

[PON.pdf](#)

[Exhibit 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 July 2, 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.