



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, November 2, 2015

5:30 PM

Development Center - 206 W. Church Street

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.

Discussion - Amendments to the Planning Commission By-Laws

Staff Presentations

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 [15-5090](#) Disapproval of plats without prejudice

P141003A - Preliminary Plat - La Jolla

P151201 - Preliminary Plat - Mayfield Road Retail Addition 1

P151202 - Final Plat - David Nicklas Addition, Lot 2, Block 1

P151203 - Preliminary Plat - Lakeway Estates

P151204 - Final Plat - Faith Fellowship Addition, Lot 1, Block 1

P151205 - Final Plat - Charter School Addition, Lot 1, Block A

P151206 - Preliminary Plat - East Polo Road

P151207 - Final Plat - 360 Green Oaks Addition, Lots 1 & 2, Block A

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 [15-5092](#)

Approval of Minutes of the October 5, 2015 P&Z meeting.

Attachments: [PZ Draft Minutes 10-05-15.pdf](#)

3 [15-5117](#)

P151001 - Preliminary Plat - 360 Green Oaks Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 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.

Attachments: [Location Map.pdf](#)

[Exhibit Preliminary Plat.pdf](#)

- 4 [15-5118](#) P151002 - Preliminary Plat - Victory @ Lake Ridge (City Council District 6). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 14.14-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

Attachments: [Location Map.pdf](#)
[Exhibit Preliminary Plat.pdf](#)

- 5 [15-5120](#) P151103 - Preliminary Plat - Westchester East Addition (City Council District 6). Consider approval of a preliminary plat for the Westchester East Addition; creating 5 lots on 9.18 acres. The property is currently addressed as 510 Westchase Dr and is zoned PD-173 for commercial uses. The property is generally located south of I.H. 20 and east of Carrier Pkwy. The agent is John Bezner, Civil Point Engineers and the owner is Wade Strain, IP UTP Grand Prairie, LLC.

Attachments: [Location Map.pdf](#)
[Exhibit Preliminary Plat.pdf](#)

- 6 [15-5121](#) P151107 - Final Plat - Wildlife Commerce Park, Block 2, Lot 1 and Block 3, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a two-lot-non-residential subdivision. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The agent is Cody Hodge, Halff Associates and the owner is Will Munding, Chi Wildlife Park, LP.

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

- 7 [15-5122](#) P151108 - Final Plat - Wildlife Commerce Park, Lot 1, Block 3 (City Council District 1). Consider a request to approve a final plat to create a one-lot-non-residential subdivision. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The agent is Cody Hodge, Halff Associates and the owner is Will Munding, Chi Wildlife Park, LP.

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

- 8 [15-5123](#) S151102 - Site Plan - Wildlife Commerce Park Building 4 (City Council District 1). Consider a request to approve a site plan to construct a 205,550-square-foot speculative warehouse building. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Munding, Chi Wildlife Park, LP.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 9 [15-5124](#) S151103 - Site Plan - Wildlife Commerce Park Building 5 (City Council District 1). Consider a request to approve a site plan to construct a 682,240-square-foot speculative warehouse building. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Munding, Chi Wildlife Park, LP.

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[PON.pdf](#)

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[Exhibit Site Plan Package.pdf](#)

- 10 [15-5125](#) SU140702A - Specific Use Permit Renewal - 521 W Marshall Drive (City Council District 2). Consider a request to renew a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, 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.

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Attachments: [Location Map.pdf](#)

[Ordinance 9757-2014.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.

- 11** [15-5113](#) SU120201B - Specific Use Permit - 2735 W Hunter Ferrell Rd (City Council District 1). Consider approval for a Specific Use Permit to allow an inoperable vehicle holding yard and to codify existing Specific Use Permits. The property is located on the south side of Hunter Ferrell Rd and west of MacArthur Blvd. The site is 2.22 acres and is zoned Light Industrial (LI) District. The owner is Jose Fernandez and the surveyor is Steve Keeton, Keeton Surveying.
Case Postponed
- 12** [15-5114](#) Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates (City Council District 6). Consider a request to change the zoning on 10.00 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 10.00-acre property, zoned Agriculture (A) District, is located at 7700 Arlington Webb Britton Road, and is within the Lake Ridge Corridor Overlay District. The agent is Matt Cragun, Cumulus Design, the applicant is Raymond Mallick, Vector Builders, and the owner is Patricio Medrano Jr.
Case Postponed
- 13** [15-5115](#) SU120101B - Specific Use Permit Amendment - 3110 E Main Street (City Council District 5). Consider approval of a Specific Use Permit amendment for the purpose of expanding an existing used auto sales business. The site is generally located east of NE 31st St, on the north side of E Main St, and is currently zoned Commercial (C) District and Single Family-Four (SF-4) Residential District within Central Business District 4 (CBD 4). The applicant is also applying for a zone change (Case Z151102), which will rezone the single family portions of the site to commercial, if approved. The owner is Navid Forutan.
Case Postponed

- 14** [15-5116](#) Z151102 - Zoning Change - 114 NE 31st Street (City Council District 5). Consider a request to rezone approximately 0.55 acres of land from Single Family-Four (SF-4) Residential District to Commercial (C) District for the purpose of expanding an existing used auto sales business. The site is generally located on the east side of N.E. 31st St, north of E. Main St., and is located within Central Business District 4 (CBD 4). The owner is Navid Forutan.
Case Postponed
- 15** [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 0.257 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.
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.

- 16 [15-5126](#) CP151102 - Concept Plan - International Leadership of Texas (City Council District 4). Consider a request to approve a Concept Plan increasing the size of the International Leadership of Texas charter school to approximately 120,000 sq. ft. The applicant obtained Site Plan approval from City Council in 2014 to construct and operate a 75,705 sq. ft. school facility on 23.797 acres that has yet to be constructed. The 28.51 acre property split zoned Agriculture (A) District and Planned Development (PD-319) District and located within the S.H 360 Corridor Overlay District, is generally located north of Ragland Road and east of S.H. 360. The agent is Brian Huffaker, The Charter School Fund III and the owner is Robert and Lola Elrich.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Concept Plan Narrative.pdf](#)

[Traffic Management Plan Narrative.pdf](#)

[Site Plan Amendment Architectural Relief Request.pdf](#)

[Concept Plan.pdf](#)

[Exhibit Traffic Plan.pdf](#)

[Elevations.pdf](#)

- 17 [15-5127](#) SU120404B - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Consider a request for the approval of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan.

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Attachments: [Location Map.pdf](#)

[Environmental Services and Code Violation Update.pdf](#)

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

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

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

[Exhibit D - Building Photo.pdf](#)

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

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

[Exhibit B.pdf](#)

[Operational Plan.pdf](#)

- 19 [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 Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 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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- 20 [15-5140](#) Z151001/CP151001 - Zoning Change/Concept Plan - Gables at Green Oaks (City Council District 1). Consider a request to rezone 12.21 acres from Multi-Family-2 (MF-2) District to General Retail-1 (GR-1) District. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 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 and the owner is Dennis Rainosek, Gables Realty LTD.

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[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Zoning Plan.pdf](#)

- 21** [15-5019](#) SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Consider a request to approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales and a single-bay automatic car wash. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

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[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

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

Legislative History

10/5/15	Planning and Zoning Commission	Tabled to Council
10/13/15	City Council	Tabled

- 22** [15-5130](#) SU151102/S151101 - Specific Use Permit/Site Plan - J&E Masonry (City Council District 1). Consider a request to approve a Specific Use Permit/Site Plan permitting the operation of masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The proposal includes the construction of three new buildings totaling approximately 12,300 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

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[PON.pdf](#)

[Notify.pdf](#)

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

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

[Exhibit C - Elevations.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 October 30, 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.