



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 10, 2017

5:30 PM

City Hall, Briefing Room

Call to Order - Commissioner 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.

Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Lynn Motley 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 [17-6876](#) P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1
- P170801 - Final Plat - Prairie Ridge Phase I
- P170802 - Final Plat- West Oakdale Addition
- P170803 - Final Plat - Noble Residency Estates
- P170804 - Preliminary Plat- Epic Town Crossing East
- P170805 - Preliminary Plat- Epic Town Crossing West
- P170806 - Final Plat - West Polo Road Retail
- RP170801 - Replat - First Baptist Church of Grand Prairie 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 [17-6877](#) Approval of Minutes of the June 5, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 06-05-17.pdf](#)
- 3 [17-6829](#) RP170301 - Replat - Family Dollar - Belt Line GP, Lot 14A, Block A (City Council District 2). A request to approve a Replat creating one non-residential lot on 1.528 acres. The subject property is addressed as 2010 S. Belt Line Road and zoned Planned Development 358 (PD-358) District for general retail uses. The agent is Sreeni Bollu and the owner is Benny Emmons, Emmons & Emmons LP.
- Attachments:** [Location Map.pdf](#)
- [PON.pdf](#)
- [Notify.pdf](#)
- [Plat Exhibit.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.

- 4 [17-6849](#) Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2).
Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.
City Council Action: July 18, 2017
Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Exhibit - Zoning Plan.pdf](#)
[Exhibit 1 \(back\).pdf](#)
[Exhibit 2 \(dimensions\).pdf](#)
[Exhibit 3 \(measurements\).pdf](#)
[Exhibit 4.pdf](#)
[Exhibit 5 \(front\).pdf](#)
- 5 [17-6702](#) S170501 - Site Plan - 701 W Jefferson Street (City Council District 5).
Approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 1.44-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres.
City Council Action: July 18, 2017
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan Package.pdf](#)
- 6 [17-6878](#) SU170701 - Specific Use Permit - 301 Bill Irwin St (City Council District 5).
Consider a request to approve a Specific Use Permit & Site Plan to allow for a Major Auto Repair Facility. The 0.21 acre property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business (CBD) Corridor Overlay District, Section 3. The property is generally located at the southeast corner of Bill Irwin Street and Airport Street. The property is addressed at 301 Bill Irwin Street. The agent is Ricardo Gaytan, the applicant is Isreal Larraga, and the owner is David Langston.
City Council Action: July 18, 2017
Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Elevations.pdf](#)

- 7 [17-6879](#) Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). A request to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and John Weber, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P.

City Council Action: July 18, 2017

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit 1 - Staff Report Exhibits.pdf](#)

[Exhibit 2 - Project Narrative.pdf](#)

[Exhibit 3 - Existing Zoning.pdf](#)

[Exhibit 4 - Proposed Zoning.pdf](#)

[Exhibit 5 - Concept Plan.pdf](#)

[Exhibit 6 - Elevations.pdf](#)

[Exhibit 7 - Appendix F Alternative Compliance.pdf](#)

[Exhibit 8 - Showcase Building.pdf](#)

[Exhibit 9 - Kirby Creek Improvements.pdf](#)

[Exhibit 10 - Landscape Exceptions.pdf](#)

[Exhibit 11- Architectural Wall Panels.pdf](#)

[Exhibit 12 - Unified Signage Plan.pdf](#)

- 8 [17-6880](#) Z170702 - Planned Development Request - 1210 & 1220 Seeton Rd (City Council District 6). A request to approve a Zoning Change from Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Uses. The 6.49-acre property is addressed as 1210 E. Seeton Road and within the Lakeridge Overlay. The agent/applicant is Rich Darragh, Skorburg Company and the owner is Michael Paris.

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Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Exhibit - Zoning Exhibit.pdf](#)

[Exhibit - Concept Plan.pdf](#)

[Exhibit - Conceptual Landscape and Screening.pdf](#)

[Exhibit - Proposed Development Standards.pdf](#)

- 9 [17-6882](#) TA170701 - Text Amendment - A request to approve a Text Amendment to Article 6 "Density and Dimensional Standards," Article 30 "Definitions," and Appendix F "Corridor Overlay District Standards" of the Unified Development Code revising the definition of masonry materials to include stucco and fiber cement siding as masonry materials. The owner/applicant is the City of Grand Prairie Planning Department
- City Council Action: July 18, 2017**

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 7, 2017.

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.