



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, August 31, 2015

5:30 PM

Council Chambers

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

Discussion on Election of Officers

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 [15-4927](#) P151001 - Preliminary Plat - 360 Green Oaks Addition
- P151002 - Preliminary Plat - Victory @ Lake Ridge Addition
- P151003 - Final Plat - Meadow Park Addition Phase 1
- P151004 - Final Plat - Zac's Ridge Conference Center Addition
- P151005 - Final Plat - Mize Addition, Lot 1, Block A
- RP151001 - Replat - Lake Ridge 20, Lot 2598-R, Block R
- RP151002 - Replat - Miss M.A. Moore's Addition Revised, Lot 4R, Block A
- RP151003 - Replat- Dalworth Hills, Lot 27R, Block 5
- RP151004 - Replat - Enterprise Commercial Park, Lot 4-R, 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 [15-4928](#) Approval of Minutes of the August 3, 2015 P&Z meeting.
- Attachments:** [PZ Draft Minutes 08-03-15.pdf](#)
- 3 [15-4929](#) P150901 - Preliminary Plat - Remmington 30 Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 59.24-acre property, zoned Planned Development 39 (PD-29) District, is located at 2701 Beltline Road, 601 E. Wildlife Parkway, and 701 E. Wildlife Parkway. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Benjamin McGahey, Halff Associates, Inc., and the owner is Stan Graff.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Preliminary Plat.pdf](#)

- 4 [15-4930](#) P150902 - Final Plat - Remmington 30 Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 59.11-acre property, zoned Planned Development 39 (PD-29) District, is located at 2701 Beltline Road, 601 E. Wildlife Parkway, and 701 E. Wildlife Parkway. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Benjamin McGahey, Halff Associates, Inc., and the owner is Stan Graff.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Final Plat.pdf](#)
- 5 [15-4931](#) P150903 - Preliminary Plat - Bardin Road Addition (City Council District 6). Consider approval for a preliminary plat of 28.4 acres of the M. Hunt Survey Abstract, creating four (4) non-residential lots. The subject property is located within multiple non-residential zoning districts; PD-250, PD-55, PD-30, and is within the I.H. 20 Corridor Overlay District. The property is generally located south of I.H. 20. and west of Matthew Rd. The owner is Gary Horn, Mohr Acquisitions LLC.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Preliminary Plat.pdf](#)
- 6 [15-4932](#) P150904 - Final Plat - Bardin Road Addition (City Council District 6). Consider approval of a Final Plat creating one (1) non-residential lot on 22.069 acres out of the M. Hunt Survey Abstract. The subject property is located within two non-residential zoning districts: PD-55 and PD-30, and is within the I.H. 20 Corridor Overlay District. The property is generally located south of I-20 and west of Matthew Rd
- Attachments:** [Location Map.pdf](#)
 [Exhibit Final Plat.pdf](#)
- 7 [15-4933](#) P150906 - Preliminary Plat - Dominguez Addition (City Council District 3). Consider approval for a Preliminary Plat of 4.75 acres of the Mercer Fain Abstract, creating one (1) residential lot. This property is addressed 1510 S. Belt Line Rd and is zoned Single Family-Four (SF-4) Residential District. The agent is Lubula Kanyinda, 3251 Matlock Rd. and the owner is Arnold Reyes.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Preliminary and Final Plat.pdf](#)

- 8 [15-4934](#) P150907 - Final Plat - Grand Lakes Business Park, Phase 4 (City Council District 5). Consider approval for a Final Plat of 15.08 acres of the James McLaughlin Survey Abstract, creating one (1) non-residential lot. The property is generally located south of I.H. 30 and east of Grand Lakes Blvd and is zoned Light Industrial (LI) District within the I.H. 30 Corridor Overlay District. The applicant is Bruce Thacker, The Wallace Group, Inc. and the owner is Tim Forst, Transform Real Estate LLC.

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

- 9 [15-4935](#) S150901 - Site Plan - Grand Lakes, Phase 4 (City Council District 5). Consider approval of a site plan for a 15.08 acre warehouse/office development. The property is generally located south of I.H. 30 and east of Grand Lakes Blvd and is zoned Light Industrial (LI) District within the I.H. 30 Corridor Overlay District. The applicant is Bruce Thacker, The Wallace Group, Inc. and the owner is Tim Forst, Transform Real Estate LLC.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)

- 10 [15-4936](#) S150902 - Site Plan - Graff Building 1 (City Council District 1). Consider a request to approve a site plan to construct a 243,230-square-foot industrial building. The 13.66-acre property, located at 701 E. Wildlife Pkwy., is zoned Planned Development-39 (PD-39) for retail, office, service, light industrial, special amusement and entertainment uses. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Chris Bruck, Alliance Architects, Inc., and the owner is Stan Graff.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan.pdf](#)

- 11** [15-4937](#) S150904A - Site Plan Amendment - 702 N. Belt Line Rd (City Council District 5). Consider a request to approve a site plan amendment to change building materials and partially remodel an existing convenience store. The 16.00-acre property, located at 702 N. Beltline Rd., is zoned Planned Development No. 217 (PD-217) District, and is within the Interstate Highway 30 (IH 30) and Beltline Corridor Overlay Districts. The agent is David Bond, Spiars Engineering, the applicant is Adam Caracci, RaceTrac Petroleum, and the owner is Brian Thornton, Mountainprize Inc.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.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.

- 12** [15-4938](#) SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan to permit an Auto Salvage Yard. The 35.62-acre property, zoned Heavy Industrial (HI) District, is located immediately south of E. Jefferson Street and approximately 1,600 feet west of N. Merrifield Road (Dallas). The property is also located within the Central Business District No. 4. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller.

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.

- 13** [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit A Site Plan.pdf](#)

[Operational Plan.pdf](#)

[Code Violation History.pdf](#)

[ES Historical Summary of 1629 E Main St - HDA .pdf](#)

Legislative History

11/18/14	City Council	Tabled
12/1/14	Planning and Zoning Commission	Tabled to Council
12/9/14	City Council	Tabled
5/4/15	Planning and Zoning Commission	Tabled to Council
5/19/15	City Council	Tabled
6/1/15	Planning and Zoning Commission	Postpone
6/16/15	City Council	Tabled

8/3/15	Planning and Zoning Commission	Tabled to Council
8/18/15	City Council	Tabled

14 [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.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A Conceptual Plan.pdf](#)

[Exhibit Elevations.pdf](#)

Legislative History

7/6/15	Planning and Zoning Commission	Tabled to Council
7/14/15	City Council	Tabled
8/3/15	Planning and Zoning Commission	Tabled to Council
8/18/15	City Council	Tabled

15 [15-4939](#)

SU150901 - Specific Use Permit - Foster Acres Stable (City Council District 6). Consider approval for a Specific Use Permit for a Private Stable on 10.8 acres. The subject property is generally located east of S Caminos Lagos and south of S Grand Peninsula Dr. The property is zoned Agricultural and is within the Lake Ridge Corridor Overlay District. The owner is Richard Eldridge.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A Site Plan.pdf](#)

[Exhibit Elevations.pdf](#)

[Exhibit Operational Plan.pdf](#)

- 16** [15-4940](#) SU150902/S150903 - Specific Use Permit/Site Plan - 1617 W Shady Grove Rd (City Council District 1). Consider approval of a specific use permit and a site plan for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161 Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchell.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit A Site Plan.pdf](#)
[Exhibit B Landscape Plan.pdf](#)
[Operation Plan.pdf](#)

- 17** [15-4941](#) Z150603 - Zoning Change - River Park 1100 (City Council District 1). Consider a request to approve a Zone Change to establish the Light Industrial (LI) District as the initial zone district classification to a 6.17- acre tract of land being added to the corporate limits of the City of Grand Prairie as a result of a boundary line adjustment between Grand Prairie and the City of Fort Worth. The subject property is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates Applicant: Steve Allen, Huntington Industrial and the owner is Oaksbranch LP.

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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit A Legal Description.pdf](#)
[Exhibit B - Site Map.pdf](#)
[Exhibit C - Site Map 2.pdf](#)

- 18** [15-4942](#) Z150901/CP150901 - Zoning Change/Concept Plan - Winding Creek Apartments (City Council District 4). Consider a request to amend the concept plan and uses for Planned Development-29 (PD-29) and Planned Development 231A (PD-231A) Districts to allow multi-family uses. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is split-zoned PD-29, PD-231A, and PD-265 and is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Bryan Moore, DBA Architects and the owner is Sally Smith, Bob Smith Mgmt.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 19** [15-4943](#) Z150902 - Zoning Change - Beacon and Barnett Tracts (City Council District 6). Consider a request to rezone 19.32 acres from Agriculture (A) District to Single Family-4 (SF-4) District. The 19.32-acre property, located at 1231 and 701 E. Seeton Rd., is zoned Agriculture District and is within the Lakeridge Parkway Overlay District. The applicant is Bob Rice, Ironwood Interests, LLC and J. Waymon Levell, First Southwest Properties Management Co. and the owner is Mike Martinez, Edge Barnett, LLC and Rodney Mellott, Beacon E&P Company, LLC.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A Zoning.pdf](#)

- 20** [15-4944](#) Z150903 - Zoning Change - Bob Smith Property (City Council District 2). Consider a request to amend Planned Development-29 (PD-29), Planned Development 231A (PD-231A) and Planned Development-265 (PD-265) Districts to transfer multi-family residential density from PD-265 to PD-29 and PD-231A. The 105-acre property, generally located north of Sara Jane Parkway, south of Forum Drive, and west of Bob Smith Parkway, is split-zoned PD-29, PD-231A, and PD-265 and is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Jimmy Fechter, Adams Engineering and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A Zoning.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 August 28, 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.