



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 2, 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 [17-7194](#) P171101 - Preliminary Plat - Davis Green Addition
- P171102 - Preliminary Plat - Scanio Falls Addition
- P171103 - Preliminary Plat - Day Miar Broad Addition
- RP171101 - Replat- Lots 110-A & 110-B, Florence Hill Addition No. 2
- RP171102 - Replat - Zaza Auto 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 [17-7197](#) Approval of Minutes of the September 11, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 09-11-17.pdf](#)
- 3 [17-7215](#) P170801 - Final Plat - Prairie Ridge Phase 1 (City Council District 6). Consider a request to approve a preliminary plat to create a 187-lot residential subdivision and five open space lots. The 53.81-acre property located in the City of Grand Prairie's Extra-Territorial Jurisdiction; specifically, north of W. Prairie Ridge Boulevard and south of Lakeview Drive. The agenda/applicant is Kirby Jones, Petitt Barraza, LLC and the owner is Richard Byrd, Provident Realty Advisors.
- Attachments:** [Location Map.pdf](#)
- [Exhibit - Plat .pdf](#)
- 4 [17-7202](#) MTP171001 - Master Transportation Plan Amendment - Amendment to the Master Transportation Plan to remove from the plan a collector road (C2U) not currently built but shown running west to east between S Great Southwest Parkway and Fall Drive, north of Warrior Trail and south of Arkansas Lane. The applicant is the City of Grand Prairie.
- City Council Action: October 17, 2017**
- Attachments:** [Grand Prairie T Plan Amendment \(Fresh Express\) 9-26-17.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 or 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.

- 5** [17-7196](#) SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Specific Use Permit and Site Plan to allow for more parking to an existing convenience store with gasoline sales. The 2.58 acre property is zone PD-217, Planned Development-217 District and lies within the Belt Line Corridor Overlay District. The property is generally located on the East side of N. Belt Line Rd. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip.
Case Tabled

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.

- 6** [17-7126](#) S170903 - Site Plan - Grand Estates of Grand Prairie (City Council District 6). A request to approve a Site Plan for a 406-unit multi-family development that includes 11 multi-family residential buildings and one mixed use building with leasing, retail, and restaurant uses on the ground floor and residential units above. The subject property is addressed as 7500 Lake Ridge Parkway, zoned Planned Development-297A (PD-297A) District and Planned Development-297B (PD-297B) District, and within the Lakeridge Overlay District. The agent is Robert K. Manaois, RKM & Associates, Inc.

City Council Action: October 17, 2017

Attachments: [Exhibit A - Building Materials Calculations.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

[Location Map.pdf](#)

[Mailings.pdf](#)

- 7 [17-7206](#) S171004 - Site Plan - T-Mobile Store (City Council District 1). A request to approve a Site Plan in a C, Commercial District to construct a one story 3,080-sf building for a T-Mobile Store. The 0.481 acre property is currently zoned C, Commercial District and is located within the Highway 161 Corridor. The property is located on the west side of South Carrier Parkway, approximately 460-feet south of West Jefferson Street. The agent is Clay Cristy, Clay Moore Engineering and the owner is Kelly Hampton, Life in the Fast Food Lane.

City Council Action: October 17, 2017

Attachments: [Location Map.pdf](#)

[Mailings.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

- 8 [17-7205](#) Z171003 - Planned Development Request - Fresh Express (City Council District 2). A request to amend & expand existing Planned Development District (PD-241) to accommodate additions to the existing food production facility site by expanding the building 187K sq. ft., adding parking and loading areas to the site. The properties are located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail). The properties are currently zoned Planned Development 241 (PD-241) district and Light Industrial (LI) district and lies within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

City Council Action: October 17, 2017

Attachments: [Location Map.pdf](#)

[Mailings.pdf](#)

[FreshExpress-Letter 2017-09-26.pdf](#)

[Exhibit - Site Plan.pdf](#)

- 9 [17-7204](#) S171003 - Site Plan - Fresh Express (City Council District 2). A request to amend an existing food production facility site by expanding the building 187K sq. ft., adding parking and loading areas to the site. The 44.52 acre site is located north of Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway. The existing property is zoned Planned Development 241 (PD-241) district and the abutting proposed expansion tract is zoned Light Industrial (LI) district. The property is within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

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Attachments: [Location Map.pdf](#)
[Mailings.pdf](#)
[FreshExpress-Letter 2017-09-26.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Elevations.pdf](#)
[Exhibit - Landscape Plan.pdf](#)
[Exhibit - Landscape Plan 2.pdf](#)

- 10 [17-7208](#) SU171001 - Specific Use Permit - 2916 E. Main Street (City Council District 5). A request for a Specific Use Permit for Used Auto Sales use to operate within an existing Auto-Related Business (T & T Auto body) facility. The existing facility is located north of E. Main Street and 110 feet east of N.E. 28th Street. The 0.506 acre property is zoned Commercial and lies within the Central Business District, Section 4. The agent is Michael Stanley, EmJay Consult Group and the owner/applicant is David Varela.

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Attachments: [Location Map.pdf](#)
[Mailings.pdf](#)
[EXH A, 2916 SITE PLAN.pdf](#)
[EXH B, 2916 ELEVATION.pdf](#)
[EXH D, 2916 LANDSCAPING.pdf](#)

- 11 [17-7209](#) SU171004 - Specific Use Permit - CarPick (City Council District 1). A request for a Specific Use Permit for CarPick to operate Retail Auto Sales (used) within an existing industrial building at 3275 W. Trinity Blvd. with no outdoor or indoor display area or on-site customer sales. The applicant is Dan Miller.

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Attachments: [Location Map.pdf](#)
[Mailings.pdf](#)
[Exhibit, Carpick Powerpoint & Operational Plan.pdf](#)

- 12** [17-7210](#) SU171005 - Specific Use Permit - Continental BestDrive Tire Service and Retreading (City Council District 5). A request for a Specific Use Permit to operate a Tire Retreading operation in an existing industrial building in association with commercial truck tire center for sales and tire related service, addressed as 4003 Grand Lakes Way. The owner/applicant is Jeff Thornton, Duke Realty, LP.
City Council Action: October 17, 2017
Attachments: [Location Map.pdf](#)
[Mailings.pdf](#)
[Exhibit A - Site Plan.PDF](#)
[Exhibit B - Landscape Plan.PDF](#)
[Exhibit C - Elevations.pdf](#)
[Exhibit - Continental BestDrive Operational Plan.pdf](#)
[Exhibit D - Floor Plan.pdf](#)
- 13** [17-7211](#) Z171002 - Zoning Change - Austin Street Townhomes (City Council District 5). A request to rezone about 0.34 acres from Central Area (CA) District to Single Family-Townhouse (SF-T) District. S 96.2 Ft Lot 5, S 100 Ft Lot 6, and S 1/2 Lot 7, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within CBD-2 and located at 516, 522, and 524 Austin Street. The owner is Victor Reyes.
City Council Action: October 17, 2017
Attachments: [Zoning Exhibit.pdf](#)
[Exhibit - Density and Dimensional Requirements.pdf](#)
[Location Map.pdf](#)
[Mailings.pdf](#)
- 14** [17-7207](#) SU151004C - Specific Use Permit Amendment - 309 SE 14th Street (City Council District 5). Specific Use Permit to revise SUP-978 to include Tire Sales and Installation with Outdoor Display in an existing commercial building at 309 SE 14th Street. Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C - Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The agent is Oscar Hernandez and the owner is Vincente Duan.
City Council Action: October 17, 2017
Attachments: [Location Map.pdf](#)
[Mailings.pdf](#)
[Exhibit A-Site Plan.pdf](#)

- 15** [17-7200](#) SU141101B/S141101B - Specific Use Permit Renewal - 1629 E. Main St (City Council District 5). Renewal of Specific Use Permit No. 973 for Automotive Re-Builder and Inoperable Auto Holding Yard uses and to codify existing non-conforming Automotive Related Business uses. The subject site is located at 1629 E Main St and is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The owner is Hamid Moussavi.

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Attachments: [Location Map.pdf](#)

[Exhibit B Site Pictures.pdf](#)

- 16** [17-7201](#) TA171001 - Text Amendment - Temporary Concrete Batch Plants - Article 4: Permissible Uses, Section 4.12.4 - Public Notice, to include sending surrounding property owner notices in the same manner as a zoning case; and Article 22: Fee Schedule, Section 22.2.29 - Permit/Advertisement Fees for Temporary Concrete Batch Plants, to establish a fee covering the cost of such notices. The applicant is the City of Grand Prairie.

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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 September 29, 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.