



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### Planning and Zoning Commission

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Monday, March 7, 2016

5:30 PM

Development Center - 206 W. Church Street

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#### 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

#### Agenda Review

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**Public Hearing**  
**6:30 p.m. Council Chambers**

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**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      [16-5443](#)      Disapproval of plats without prejudice
- P160401 - Preliminary Plat - Victory @ Lake Ridge Addition, Lot 1, Block 1
- P160402 - Final Plat - Montanaro Addition, Lots 1-2, Block A
- P160403 - Final Plat - David Nicklas Addition, Lots 1-3, Block 2
- RP160401 - Replat- Great Southwest Phase II Addition, Lots 1-2, Block 1
- RP160402 - Replat - Mission City Stores Addition Revised, Lot 1-R
- RP160403 - Replat - Dalworth Park Addition Revised, Lot 6-R, Block 106

### 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      [16-5444](#)      Approval of Minutes of the February 1, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 02-01-16.pdf](#)
- 3      [16-5451](#)      P151105 - Preliminary Plat - Versailles Estates (City Council District 6).  
Consider a request to approve a preliminary plat to create a 38-lot-residential subdivision. 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.
- Attachments:** [Location Map.pdf](#)  
                                 [Exhibit - Preliminary Plat.pdf](#)

- 4      [16-5453](#)      S160304 - Site Plan - 501 Fountain Pkwy (City Council District 1). Consider a request for approval of a Site Plan authorizing a 50,000 sq.ft. warehouse expansion to the existing approximately 160,000 sq.ft. Siemens industrial warehouse facility. The property, zoned Light Industrial (LI) District and within the S.H. 360 Corridor Overlay District, is generally located east of S.H. 360 and south of Fountain Parkway. The agent is Clayton Strolle, Pacheco Koch and the owner is Steven Ngo, Siemens Corporation.

**City Council Action: March 22, 2016**

**Attachments:** [Location Map.pdf](#)

[Notify.pdf](#)

[PON.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.*

*None*

### **Items for Individual Consideration**

#### **A. Water & Wastewater Impact Fee Advisory Committee - Impact Fee Process and Land Use Plan**

#### **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.*

- 5**      [16-5454](#)      S160301 - Site Plan - Starbucks (Carrier and Westchase) (City Council District 6). Consider a request to approve a site plan to construct and operate a restaurant with drive-through. The 1.61-acre property, located at 510 Westchase Drive, is zoned Planned Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner William McGuire, UDC Global, LLC.

**City Council Action: March 22, 2016**

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[Notify.pdf](#)  
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[Exhibit - Site Plan Package.pdf](#)

- 6**      [16-5455](#)      S160302 - Site Plan - Panera and Rusty Taco (Carrier and Westchase) (City Council District 6). Consider a request to approve a site plan to construct and operate two restaurants with drive-through. The 0.95-acre property, located at 510 Westchase Drive, is zoned Planned The Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner is William McGuire, UDC Global, LLC.

**City Council Action: March 22, 2016**

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- 7      [16-5456](#)      S160305 - Site Plan - Winding Creek Apartments (City Council District 2 & 4). Consider a request to approve a site plan to construct and operate a multi-family residential development. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development-353 (PD-353) District, 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 Grant Lorimer, GT Winding Creek LP.

**City Council Action: March 22, 2016**

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

- 8      [16-5452](#)      SU160301/S160303 - Specific Use Permit/Site Plan - El Pollo Loco (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 1.09-acre property, zoned General Retail-1 (GR-1) District, is located at 2125 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Matt Moore, Claymoore Engineering Inc., the applicant is John Murphy, Chicken Time Real Estate, and the owner is Martin Schelling, Conifer Real Estate.

**City Council Action: March 22, 2016**

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[Notify.pdf](#)

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

[Exhibit - Elevations.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

- 9**      [16-5457](#)      SU160302 - Specific Use Permit - Love's Travel Stop (City Council District 1). Consider a request for approval of a Specific Use Permit/Site Plan permitting a truck tire retreading facility operating out of 94,609 sq.ft. tenant space of a 366,466 sq.ft. multi-tenant industrial building. In addition to the retreading operations, the facility will operate as a new commercial truck tire, included the newly retreaded tires, and light mechanical parts distribution center. The multi-tenant industrial building that houses the subject tenant space is located on an 18.143 acre lot. The property is generally located west of Roy Orr Blvd. and north of Oakdale Road. The agent is Steve Riordan, Stream Realty Partners, the applicant is Jeff Rice, Love's Travel Stops and Country Stores, and the owner is Chris Jackson, Riverpoint Industrial Investors LLC.

**City Council Action: March 22, 2016**

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

- 10**      [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.

**City Council Action: March 22, 2016**

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[PON.pdf](#)  
[Exhibit A - Zoning Exhibit.pdf](#)

**Legislative History**

11/2/15	Planning and Zoning Commission	Tabled to Council
11/17/15	City Council	Tabled

**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 March 4, 2016.**

**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.**