



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda Planning and Zoning Commission

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Monday, June 1, 2015

6:00 PM

Council Briefing Room

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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**  
**7:00 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      [15-4683](#)      Disapproval of plats without prejudice
- P150701 - Preliminary Plat - Meadow Park Addition
- P150702 - Final Plat - GSW Bardin Addition
- RP150701 - Replat - Christian Acres, Lot 1R-1
- RP150702 - Replat - Hayman Addition, Lot 1R, Block 1
- RP150703 - Replat - Stellar Way 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      [15-4710](#)      Approval of Minutes of the May 4, 2015 P&Z meeting.
- Attachments:** [PZ Draft Minutes 05-04- 15.pdf](#)
- 3      [15-4687](#)      P150601 - Final Plat - Bush & Pioneer Centre Addition, Lots 1-11, Block A (City Council District 2). Consider a request to approve a Final Plat creating eleven (11) non-residential lots for the development of Walmart and other retail sales and service uses on 32.39 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of S.H. 161 and Arkansas Lane. The property is also located within the S.H. 161 Corridor Overlay District. Note: A proposed zone change of the property from Commercial (C) District to a planned development with commercial uses and standards is currently under review. The agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the owner is Michael Allan, Wal-Mart Real Estate Business Trust.
- Attachments:** [Location Map.pdf](#)  
                                 [Exhibit Plat.pdf](#)
- 4      [15-4688](#)      P150603 - Preliminary Plat - GSW Bardin, Lots 1-2, Block 1 (City Council District 4). Consider a request to approve a Preliminary Plat creating two (2) non-residential lots on 16.37 acres. The subject property, zoned PD-45 for commercial uses, is located at the southwest corner of Bardin Road and S. Great Southwest Pkwy. The property is also located within the I-20 Corridor Overlay District. The owner/applicant is Sands Harris, GSW Bardin LLC.
- Attachments:** [Location Map.pdf](#)  
                                 [Exhibit Preliminary Plat.pdf](#)

- 5      [15-4689](#)      P150604 - Final Plat - River Park 1100 Addition, Lot 1, Block 1 (City Council District 1). Consider a request to approve a Final Plat creating one (1) non-residential lot on 15.02 acres. The subject property, zoned Light Industrial (LI) District, is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit Plat.pdf](#)
- 6      [15-4690](#)      RP150603 - Replat - Trinity Crossing Addition, Lots 1-2, Block A and 5-J Addition, Lot 1R1, Block A (City Council District 1). Consider a request to approve a Replat creating three (3) non-residential lots on 35-acres. The subject property, zoned Light Industrial (LI) District, is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The applicant is Clayton Strolle, PKCE and the owner is Chris Jackson, Stream Realty Acquisition LLC.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit Replat.pdf](#)
- 7      [15-4691](#)      TA150601 - Text Amendment - Article 12 Text Amendment: Residential Replats. A text amendment modifying Article 12 of the Unified Development Code clarifying the minimum legal notice standards of residential replats. The applicant is James Hinderaker, City of Grand Prairie Planning Division.  
**City Council Action: June 16, 2015**
- 8      [15-4692](#)      TA150602 - Text Amendment - Consider a request for the approval of a Text Amendment establishing Section 6.2.4: Outdoor Dining Areas within Appendix R: Central Business District No. 2 of the Unified Development Code. The proposed ordinance change would enable downtown restaurants to place outdoor seating areas on the public sidewalks that abut Main Street between NW 6th Street and Belt Line Road. The applicant is James Hinderaker, City of Grand Prairie Planning Division.  
**City Council Action: June 16, 2015**

### **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.*

- 9**      [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. (On May 4, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).

**Case Postponed**

**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

- 10**      [15-4684](#)      SU150601/S150601 - Specific Use Permit/Site Plan - Church's Chicken - 2942 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation.

**Case Postponed**

- 11**      [15-4685](#)      SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Consider the request for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The properties are zoned Light Industrial (LI) and General Retail (GR) Districts within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying.

**Case Postponed**

- 12**      [15-4686](#)      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 4.66- 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, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP.

**Case Postponed**

**Items for Individual Consideration**

- 13**      [15-4717](#)      P150602 - Final Plat - Nutritran Addition, Lot 1, Block 1 (City Council District 6). Consider a request to approve a preliminary plat to create a 1-lot non-residential subdivision. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation.

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

[Exhibit Plat.pdf](#)

**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.*

- 14**      [15-4693](#)      S051101A - Site Plan Amendment - 1525 N. Belt Line Road (City Council District 1). Consider a request for approval of a site plan amendment to change the building materials on the existing convenience store. The 2.87-acre property located at 1525 N. Beltline Road, 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 Allen Bell, RaceTrac, 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](#)

- 15**      [15-4694](#)      S150301 - Site Plan - Emerus Community Hospital (City Council District 6). Consider a request to approve a site plan to construct and operate a hospital. The 2.39-acre property, located at 3095 Kingswood Blvd., 4616 and 4626 S.H. 360, is zoned Planned Development District 178 (PD-178) and is within the S.H. 360 Overlay District. The agent is Kyle Whitis, Pacheco Koch Consulting Engineering and the owner is Steve Moore, Kingswood 72 LTD.

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

- 16**      [15-4695](#)      S150602 - Site Plan - 1814 Egyptian Way (City Council District 1). Consider a request for the approval of a site plan located within the S.H. 161 Corridor Overlay District for the purpose of expanding the parking areas. The property is zoned Single Family-One (SF-1) and is addressed as 1814 Egyptian Way, generally located at the northwest corner of S.H. 161 and Egyptian Way. The agent is Craig Wilson, The Wallace Group and the owner is Malgorzata Osinka, Sisters of the Holy Family.

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

- 17**      [15-4696](#)      SU150604/S150603 - Specific Use Permit/Site Plan - 2422 NW Dallas Street (City Council District 1). Consider a request for approval Specific Use Permit for outside storage and a site plan for 0.3 acres of Light Industrial (LI) zoned property. The subject site is within Central Business District 1 (CBD 1), addressed as 2422 NW Dallas St, and generally located north of Main St and west of NW 24th St. The agent is E.D. Hill and the owner is Paul Upchurch.

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

- 18      [15-4697](#)      S150605 - Site Plan - The Residences at 3000 Bardin Road (City Council District 4). Consider a request to approve a Site Plan allowing for the development of a five (5) story residential condominium with 302 dwelling units on 8.009 acres. The property, addressed as 3000 Bardin Road and located at the northwest corner of Bardin Road and Endicott Drive, is zoned Planned Development 140 (PD-140). The property is also located within the S.H. 161 Corridor Overlay District. The owner is Hal Watson, SNK Capital Real Estate Inc. and the owner is Matthew Bukin, Sheffield Land Associates LP.

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

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Exhibit Elevations.pdf](#)

[Exhibit Landscape Plans.pdf](#)

- 19      [15-4698](#)      S150606 - Site Plan - 210 W. Trinity B (City Council District 1). Consider the approval of a site plan for the purpose of developing the southern 12.11 acres of 210 W. Trinity Blvd. The site is within the S.H. 161 Corridor Overlay District, zoned PD-221, and is generally located east of S.H. 161 on the north side of W. Trinity Blvd. The applicant is David Meinhardt, Meinhardt and Associates and the owner is Dean Stadlander, Prologis.

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

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 20      [15-4699](#)      SU150603/S150607 - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a multi-purpose event center campus. The 7.52-acre property, zoned Light Industrial (LI) District, is located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway; and is within the State Highway 161 Corridor Overlay District. The applicant is Tamara Burden and the owner is Cathy Griffith, Goddard Irr. Living Trust.

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

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[Statement of Operation.pdf](#)



- 21**      [15-4700](#)      Z150601 - Zoning Change - 2304 Doreen Street (City Council District 1). Consider a request for a zone change of 0.356 acres from General Retail (GR) to Light Industrial (LI) District. The property is addressed 2304 Doreen St. and with located within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying.

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

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[Exhibit Site Plan.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 May 29, 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.**