



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 2, 2018

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 [18-7996](#) P180801 - Minor Subdivision Plat - Jenkam Addition
- P180802- Preliminary Plat- Crescent Heights
- P180803 - Final Plat - Grand Central Crossing Addition, Lot 6R, Block A
- RP180801 - Replat- Winholt Addition, Lots 1 & 2, Block 1
- RP180802 - Replat - Iglesia Evangelica, Lot 350R3, Block 793
- RP180803 - Replat - VHR Addition, Lot 1, Block 1

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 [18-7985](#) Approval of Minutes of the June 4, 2018 P&Z meeting.
- Attachments:** [PZ Draft Minutes 06-04-18.pdf](#)
- 3 [18-7986](#) P171101 - Preliminary Plat - Davis Green Addition (City Council District 2). Preliminary Plat of Lot 1, Block 1, Davis Green Addition to create a single lot for industrial flex development. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan.
- Attachments:** [Exhibit A - Preliminary Plat .pdf](#)
 [Location Map.pdf](#)
- 4 [18-7987](#) P180701 - Final Plat - Davis Green Addition (City Council District 2). Final Plat of Lot 1, Block 1, Davis Green Addition, a single lot for industrial development. Approximately 14.339 acres out of the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned LI, Light Industrial and addressed as 2911 S Great Southwest Parkway. The agent is Dan Gallagher and the owner is Chris Jackson, Stream Realty.
- Attachments:** [P180701, Location Map.pdf](#)
 [Exhibit A P180701 FP.pdf](#)

- 5 [18-7662](#) P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Preliminary Plat.pdf](#)
- 6 [18-7988](#) P180702 - Final Plat - Pepper Flats (City Council District 5). Final Plat, Lots 1 and 2, Block A, Pepper Flats, two lots for commercial development. 2.54 acres out of the Hein Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas. Zoned Planned Development PD-92 and addressed as 1300 and 1326 N State Highway 161. The applicant is Ronnye Hoskins and the owner is Jacob Kohannim, JB Investment, LLC.
- Attachments:** [P180702, Location Map.pdf](#)
 [Exhibit A P180702 FP.pdf](#)
- 7 [18-7997](#) P180703 - Final Plat - Avilla Heritage Addition (City Council District 2). Final Plat for Lot 1, Block A, Avilla Heritage Addition, one lot for the development approximately 140 residential units on 13.425 acres. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.425 acres zoned PD-367 in the IH-20 and SH-161 Overlay Districts and addressed as 2030 S. Forum Dr.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Final Plat](#)
 [Exhibit B - Preliminary Plat](#)
- 8 [18-7989](#) RP180701 - Replat - 2305 Graham Street (City Council District 5). Plat request to create two lots out of one residential lot on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Replat .pdf](#)

- 9 [18-7470](#) SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). A six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan.

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Attachments: [PZ Draft Minutes 01-08-18.pdf](#)

[Exhibit A - Location Map.pdf](#)

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

[EXHIBIT C - Legal Discription Site Plan .pdf](#)

- 10 [18-7990](#) SU150803B - Specific Use Permit Renewal - 3223 E. Main Street (City Council District 5). Specific Use Permit Renewal for Truck/Heavy Equipment Parking at 3223 E. Main Street. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and addressed 3223 E Main St. The owner is Gerardo Rodriguez.

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Attachments: [Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.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.

- 11** [18-7991](#) CPA180304 - Comprehensive Plan Amendment - Mariposa Apartment Homes (City Council District 6). Amendment to the Comprehensive Plan to change approximately 4.14 acres from Commercial to High-Density Residential. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, zoned PD, Planned Development 136-C and addressed as 4603 and 4607 S. Carrier Parkway.

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Attachments: [Exhibit A - Location Map.pdf](#)

- 12** [18-7992](#) Z180304/CP180303 - Planned Development Request/Concept Plan - Mariposa Apartment Homes (City Council District 6). Zoning Change and Concept Plan for Mariposa at Westchester, approximately 100 age-restricted multi-family residential units on 4.14 acres. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, approximately 4.14 acres zoned PD, Planned Development and addressed as 4603 and 4607 S. Carrier Parkway. The applicant is Stuart Shaw, Mariposa Westchester LP and the owner is William Pohl.

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Attachments: [Exhibit A - Location Map.pdf](#)

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

[Mailings.pdf](#)

- 13** [18-7993](#) SU180702/S180702 - Specific Use Permit/Site Plan - Premier Adjusters, 1501 W. Shady Grove (City Council District 1). Consider a request to approve a Specific Use Permit for an Impound Lot. Tract 20, John C. Read Survey, Abstract No. 1183, in the City of Grand Prairie, Dallas County, Texas. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road. The property is addressed as 1501 W. Shady Grove. The agent is Danny Barsch, the applicant is Brad Webb, and the owner is D.J. Babaria, GD Holdings Inc.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Operational Plan Grand Prairie Office.docx](#)
[SU180702 S180702 PON Labels.pdf](#)

- 14** [18-7994](#) SU180701/S180701 - Specific Use Permit/Site Plan - Child Care Center, 2410 Brady Lane (City Council District 2). Specific Use Permit for a Child Care Center with up to 85 students. Lots 11 and 11B, Block 1, Sharpstown Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.61 acres zoned GR, General Retail and addressed as 2410 and 2420 Brady Lane. The owner is Tri Vio.

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Attachments: [Exhibit A Location Map.pdf](#)
[Exhibit B SU180701 PZ Site Plans 062118.pdf](#)
[Exhibit C Elevations SU180701.pdf](#)

- 15** [18-7935](#) SU180503 - Specific Use Permit - Event Center, 2601 W. Jefferson St (City Council District 1). Specific Use Permit request for an Event Center on 0.7 acres. Lot 3A1 and 4A1, Block B, Cox and Hines Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned General Retail (GR) within Central Business District (CBD) and addressed 2601 W. Jefferson St. The applicant is Elizabeth Barrera and the owner is Carina Tran.

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Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Site Plan .pdf](#)
[Exhibit B - Floor Plan.pdf](#)

- 16** [18-7995](#) SU180606 - Specific Use Permit - 2814 E. Main Street (City Council District 5).
Specific Use Permit for Retail Auto Sales from an existing 2,000 square foot building.
Lot 105-R, Burbank Gardens Addition Unit #1 Revised, City of Grand Prairie,
Dallas County, zoned Commercial (C), within the Central Business District No. 4,
and addressed as 2814 E Main St. The applicant is Alejandro Preza and the owner is
Tobias Velasquez.

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Attachments: [Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.PDF](#)

[SU180606 PON Labels.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 June 29, 2018.

**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.