



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

Planning and Zoning Commission

Monday, August 29, 2016

5:30 PM

City Hall, Briefing Room

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.

Planning and Zoning Commission Election of Officers

Staff Presentations

Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Tommy Garrett 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 [16-5977](#) P161001 - Final Plat - Winding Creek Addition, Lot 1, Block A
- P161002 - Preliminary Plat - Victory at Lakeridge, Lots 1, 4-7, Block 1
- P161003 - Final Plat - Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B
- P161004 - Preliminary Plat - Royal Residences Estates
- P161005 - Preliminary Plat - Lake Forest Addition
- RP161001 - Replat - Grand Lakes Business Park, Phase 2, Lot 2R, 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 [16-5978](#) Approval of Minutes of the August 1, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 08-01-16.pdf](#)
- 3 [16-5979](#) P160301 - Preliminary Plat - Greenway Trails (City Council District 6).
Approval of a request for the Greenway Trails Preliminary Plat consisting of 611 residential lots, 21 open space lots, and 2 commercial lots all on 353.18 acres. The property, zoned Planned Development (PD-322) District, is located east of S.H. 360 and north of Highway 287. The owner is John Vick, WM SUB GT, LP.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Preliminary Plat.pdf](#)
 [Metes and Bounds.pdf](#)

- 4 [16-5980](#) P160902 - Final Plat - Methodist Health System Addition, Lot 1, Block 1 (City Council District 6). Approval of a Final Plat creating one (1) non-residential lot on 10-08 acres situated in the Samuel T. Brown Survey, Abstract No. 1689, Dallas County, Texas. The property, zoned Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being platted to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

Attachments: [Location Map.pdf](#)

[Exhibit - Final Plat.pdf](#)

- 5 [16-5981](#) P160903 - Final Plat - Lakeway Estates (City Council District 6). Consider a request to approve a final plat to create a 57-lot-single family residential subdivision. The 19.27-acre property, located at 1231 East Seeton Road, zoned Planned Development-356 (PD-356) District, is within the Lake Ridge Corridor Overlay District. The agent is David Schnurbusch, USA Professional Services Group, Inc. and the applicant is J Waymon Levell, First Southwest Properties Management Co.

Attachments: [Location Map.pdf](#)

[Exhibit - Final Plat.pdf](#)

- 6 [16-5982](#) RP160901 - Replat - Dalworth Park Addition Revised, Lot 1-R and 4-R, Block 106 (City Council District 1). Consider a request to approve a replat creating two (2) residential lots on 0.36 acres. The subject property, located on the SEC of Galveston Street and SW 15th Street, is zoned Single Family-Four (SF-4) District for single family detached residential dwellings. The owner is Saul Zuniga and the surveyor is Luke Keeton, Keeton Surveying Co.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Replat.pdf](#)

- 7 [16-5983](#) RP160902 - Replat - Trinity Oaks Baptist Church Addition, Lots 1R-2R, Block 1 (City Council District 4). Consider a request to replat 9.76 acres into two non-residential lots. The 9.76-acre property, located at 2860 and 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Replat.pdf](#)

- 8 [16-5984](#) TA160701 - Text Amendment - Article 12. Request for a text amendment to Article 12, "Platting," of the Unified Development Code to revise Section 27, "Participation." The owner/applicant is the City of Grand Prairie Engineering Dept.

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- 9 [16-5985](#) TA160901 - Text Amendment - Approval of a request for a Text Amendment of Appendix Q: Limited Industrial Limited Services Standards Suffix Zoning District (LI-LS) of the Unified Development Code. The purpose of the text amendment is to alter the minimum development standards within the LI-LS district related to head-in parking, driveway throat width, direct street access to service bay doors and dumpster enclosures. The owner/applicant is the City of Grand Prairie Planning Department.

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Attachments: [LI-LS Zoning District Map.pdf](#)

[Draft Ordinance.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.

- 10 [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Consider a request to approve a site plan to construct and operate a school. The 4.85-acre property, located at 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions.
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.

- 11 [16-5986](#) S160701 - Site Plan - 203 N Belt Line Rd (City Council District 5). Consider a request to approve a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner/applicant is Khiem Phan.
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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 12** [16-5987](#) SU160903/S160903 - Specific Use Permit/Site Plan - Hilton Tru (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a four-story hotel. The 1.88-acre property, located at 1520 N. State Highway-360 (SH-360), zoned Commercial (C) District, is within the SH-360 Corridor Overlay and Great Southwest Industrial (GSWI) Districts. The agent is Hugo Monsanto, Monsanto Architects and the owner is Mike Patel, DITWIN II LLC.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

- 13** [16-5988](#) SU160901/S160901 - Specific Use Permit/Site Plan - Sonic Drive-In (City Council District 4). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

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[Exhibit - Elevations.pdf](#)

- 14** [16-5989](#) Z160901 - Zoning Change - Camp Wisdom Sonic (City Council District 4). Consider a request to amend the concept plan and 0.67 acres in Planned Development-130 (PD-130) District to allow General Retail-1 (GR-1) District uses. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

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[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Concept Plan.pdf](#)

- 15** [16-5990](#) S160902 - Site Plan - Methodist Convenient Care Campus (City Council District 6). Approval of a Site Plan request authorizing the construction and operation of the Methodist Convenient Care Campus, a proposed 45,700 square foot, multi-story medical clinic. The 10.08-acre property, currently zoned Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

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

[Exhibit B - Legal Description.pdf](#)

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

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Building Elevations.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

- 16** [16-5991](#) Z160902 - Zoning Change - Methodist Convenient Care Campus (City Council District 6). Approval of a Zone Change request from Planned Development 49 (PD-49) District to a planned development zoning district allowing for the establishment of a medical clinic as a primary principal use permitted by right within a General Retail (GR) District base zoning designation. The 10-08-acre property, currently zoned PD-49 District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being rezoned to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

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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 August 26, 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.