



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 9, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, Kurt Johnson, Dr. Juan Perez, Joshua Spare, Cheryl Smith, John Lopez, Shawn Connor

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Executive Director, Denice Thomas, Senior Planner, Charles Lee, Senior Planner, Savannah Ware, Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Vice-Chairperson Bill Moser gave the invocation, and Commissioner Womack led the pledge of allegiance to the US Flag, and led the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P170201 – Final Plat- Versailles Estates, P170202 – Final Plat – Sneed's Place Development, RP170201 – Replat – Westchester East Addition, Lot 2R and 3R, Block A, RP170202 – Replat – Westover Place Revised, Lot 1-R, Block F, and RP170203 – Replat- Forum Park Addition, Lot 1R, Block D

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 5, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3– P170101 - Preliminary Plat - Windsor Hills Addition (City Council District 6). A request to approve a preliminary plat to create a 188-lot residential subdivision with 181 residential lots and seven open space lots. The 140.30-acre property located at 4153 Kimle Road, Midlothian, is within the City of Grand Prairie's Extra-territorial Jurisdiction and has an interim zoning designation of Agriculture (A) District. The applicant is Ken Davis, Pape-Dawson Engineers and the owner is One Windsor Hills, LP.

Item #4-P170103 - Final Plat - Lake Forest Addition (City Council District 4). A request to approve a final plat to create 33-lot residential subdivision and one open space lot. The 7.10-acre property located at 2901 Doryn Drive, is zoned Planned Developmet-355 (PD-355) District for

single family residential use. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the owner is Mike Nawar, Silver Bay Group.

Item #5 - P170104 - Final Plat - MacArthur Crossing Addition, Lots 1-2, Block 1 (City Council District 5). A request to approve a final plat to establish two non-residential lots and dedicate the necessary easements to accommodate the development of the property. The 34.10-acre property located southeast of Gifford Street and Bagdad Road, is zoned Planned Development-41 (PD-41) District for Light Industrial uses. The property lies within the Interstate 30 Overlay Corridor District (I-30 Overlay). The agent is Cody Hodge, Halff Associates and the owner is William Mundinger, III, Chi/Acquisitions, LLC.

Item #6- P170105 - Final Plat - QT 946 Addition, Lot 2, Block 1 (City Council District 6). A request to approve a final plat to create a two-lot non-residential subdivision. The 3.40-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.

Item #8-RP170102 - Replat - Dalworth Park Addition, Lots 1-5, Block 19 (City Council District 5). A request to approve a replat to subdivide one lot into five to establish five (5) single family residential lots. The 1.119-acre property is currently zoned Commercial Office (CO) District and is currently being considered for rezone to Single Family-Six (SF-6) District. The property lies within the State Highway 161 (SH-161) Overlay Corridor District and is located on the southwest corner of Dalworth Street and N.W. 20th Street. The agent is Edward Eckart, Goodwin & Marshall, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

Item #9-TA170101 – Text Amendment – Article IV, “Permissible Uses” of the UDC. Amending Section 14, “Use Charts” of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning district. The owner/applicant is the City of Grand Prairie Planning Department.

Item #11-S170103 - Site Plan - Mira Lagos Multi-Family Phase 2 (City Council District 4). A request to approve a Site Plan for a multi-family residential development. The 7.00-acre property, located at 2629 S. Grand Peninsula, is zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the owner is Richard LeBlanc and Mira Lagos Apartments II LTD.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#12- S170104 - Site Plan - Oxford at Fish Creek and Item #13 - SU170102 - Specific Use Permit - 308 Bill Irwin, Item #14 - Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate, and Item #15- SU170104 - Specific Use Permit - Juan's Beer Barn.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P170201, P170202, RP170201, RP170202, and RP170203, and approve the minutes of December 5, 2016, remove items RP170101 and S170101 to be placed under the public hearing for consideration, and disapprove case P170101 without prejudice, and approve public hearing consent agenda items, P170103, P170104, P170105, RP170102, TA170101, and S170103, and table cases S170104, SU170102, Z170101/CP170101, and SU170104. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**