



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 3, 2017

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 [17-6624](#) P170501 - Final Plat - Grand Central Crossing Addition
- P170502 - Final Plat - Pilot Addition, Lot 1, Block A
- P170503 - Final Plat - WHHOW Addition, Lot 1, Block 1
- P170504 - Preliminary Plat - 161 Toll Road Retail Corners
- P170505 - Amending Plat - IL Texas GP Addition, Lot 1R, Block 1
- RP170501 - Replat - Dalworth Park, Lots 17R, 18R, 19R, and 20R, Block 161

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 [17-6626](#) Approval of Minutes of the March 6, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 03-06-17.pdf](#)
- 3 [17-6627](#) P170402 - Preliminary Plat - Gully Addition, Lot 1, Block 1 (City Council District 4). Consider a request to approve a preliminary plat to establish a non-residential lot on .86 acre for a Veterinarian Clinic. The 0.86 acre property is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard (2942 W. Camp Wisdom Road). The property is zoned General Retail (GR) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Preliminary Plat.pdf](#)
- 4 [17-6629](#) P170404 - Final Plat - Riverside Place, Lot 1, Block A (City Council District 1). A request to approve a Final Plat to create a one lot multi-family subdivision. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC.
- Attachments:** [Location Map.pdf](#)
 [Exhibit - Plat.pdf](#)

- 5 [17-6630](#) RP170401 - Replat - Kohl's Grand Prairie Addition, 1R-1 and 1R-2, Block 1 (City Council District 2). Consider a request to approve a Final Plat of Lot 1, Block 1, of the Kohl's Grand Prairie Addition. The 10.887-acre tract is zoned Planned Development-21 (PD-21) and Planned Development-20 (PD-20) and addressed as 3865 S. Carrier Pkwy. The agent is Wm. Dennis Edwards, Winkelmann and Associates and the owner is Jay D. Stein, Coffeyville Realty, LLC and SEDD Realty, LLC.
Attachments: [Location Map.pdf](#)
[Exhibit - Replat.pdf](#)
- 6 [17-6631](#) RP170402 - Replat - Burbank Gardens Addition First Unit Revised, Lots 1R-1, 2-R, 3-R, and 4-R, Block 1 (City Council District 5). Consider a request to approve a Final Plat of Lot 1R-1, 2-R, 3-R, and 4-R, Block A, of Burbank Gardens Addition First Unit Revised, to create four separate lots out of one lot. The 9.378-acre tract is zoned Single Family-Four (SF-4) District and Commercial (C) and addressed as 2750 E. Main St. The owner is Patrick Lawler, Lawler Enterprises LTD and the surveyor is Luke Keeton, Keeton Surveying Co.
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Replat.pdf](#)
- 7 [17-6635](#) S170403 - Site Plan - Camp Wisdom Road Animal Hospital (City Council District 4). Approve a site plan for a new single story, 4,905 sf Veterinarian Clinic on one lot on 0.86 acres. The 0.86 acre property is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard (2942 W. Camp Wisdom Road). The property is zoned General Retail (GR) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.
City Council Action: April 18, 2017
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.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 or 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.

- 8 [17-6625](#) SU170402 - Specific Use Permit - Truck Parking and Minor Truck Maintenance at 2314 W Main Street (City Council District 1). Consideration of a request for a Specific Use Permit for a Commercial Truck Parking & Maintenance Facility on 1.05 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District Three (CBD-1). The property is generally located north of W. Main Street and approximately 180 feet west of SW 23rd Street, specifically 2314 W. Main Street. The owner is Luis E. Ventura and the surveyor is Luke Keeton, Keeton Surveying Co.
Case Tabled
- 9 [17-6637](#) SU170401/S170401 - Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Consider a request to approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.
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.

- 10** [17-6636](#) S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks.

City Council Action: April 18, 2017

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Fence Variance Ltr .pdf](#)

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

- 11** [17-6633](#) S170402 - Site Plan - Riverside Place Apartments (City Council District 1). A request to approve a Site Plan to construct and operate a multi-family residential development. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC.
City Council Action: April 18, 2017

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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 March 31, 2017.

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.