



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, October 5, 2015

6:00 PM

Council Chambers

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.

Election of Officers

Staff Presentations

Agenda Review

Public Hearing
7:00 p.m. Council Chambers

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 [15-5018](#) P151101 - Final Plat - La Jolla Phase I
- P151102 - Final Plat - 820 Small Street Addition, Lot 1, Block 1
- P151103 - Preliminary Plat - Westchester East Addition
- P151104 - Final Plat - Orduno Addition, Lot 1, Block 1
- P151105 - Preliminary Plat - Versailles Estates
- P151106 - Preliminary Plat - Distribution Warehouse Addition
- P151107 - Final Plat - Wildlife Commerce Park, Lot 1, Block 2, and Lot 2, Block 3
- P151108 - Final Plat - Wildlife Commerce Park, Lot 1, Block 3
- RP151101 - Replat - GSW Logistic Addition
- RP151102 - Replat - Lakeridge Village Addition, Lot 2.1, 2.2 and Lot 2.3, 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 [15-5020](#) Approval of Minutes of the August 31, 2015 P&Z meeting.
- Attachments:** [PZ Draft Minutes 08-31-15.pdf](#)
- 3 [15-5021](#) P151003 - Final Plat - Hillstone 1 Addition (Meadow Park Addition) (City Council District 2). Consider approval of a final plat for a 12-lot residential subdivision on 2.18 acres, the Hillstone 1 Addition. The property is located at the southwest corner of Robinson Rd. and Warrior Trl and is zoned PD-144A within the S.H. 161 Corridor Overlay District. The agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Veronica Hopkins, N.D. Hopkins Estate and Ronald Hopkins, N.D. Hopkins Estate.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Final Plat.pdf](#)

- 4 [15-5022](#) RP151001 - Replat - Lake Ridge 20, Lot 2598-R, Block R (City Council District 6). Consider a request to approve a Replat combining two (2) residential lots into one (1) residential lot within the Lake Ridge Addition. The 1.17 acre property, zoned Planned Development (PD-258), is currently addressed as 3239 & 3243 Koscher Drive. The owner is Amarilis Chinnici and Dennis Chinnici and the surveyor is Steve Keeton, Keeton Surveying.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Replat.pdf](#)

- 5 [15-5023](#) RP151002 - Replat - Miss M.A. Moore's Addition Revised, Lot 4R, Block A (City Council District 5). Consider a replat of the Miss M.A. Moore's Addition, all of lot 4 and part of lot 5, Block A, consisting of 0.202 acres. The property is addressed as 122 North St and is zoned Single Family-One (SF-1) Residential District. The applicant is Hal Thorne, Hillstone Construction, the owner is Jose Arredondo, and the surveyor is Steve Keeton, Keeton Surveying.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Replat.pdf](#)

- 6 [15-5024](#) S101103A - Site Plan Amendment - Crosspoint Church (City Council District 4). Consider a request to approve a Site Plan for an approximate 8,400 sq. ft. expansion of the Crosspoint Church of Christ. The 9.81 acre property, zoned Planned Development (PD-140), is addressed as 3200 W. Bardin Road. The agent is Steve Elliott, CMA and the owner is Johnny Jinks, Crosspoint Church of Christ.

City Council Action: October 13, 2015

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 7 [15-5028](#) S151006 - Site Plan - Faith Fellowship Missionary Baptist Church (City Council District 6). Consider approval for a site plan for the expansion of an existing development, The Faith Fellowship Missionary Baptist Church. The site is about 1.6 acres and is zoned Planned Development 173 (PD-173). The property is generally located on the east side of Robinson Rd., south of Westchester Pkwy. The owner is Kim Anding, Faith Fellowship Missionary Baptist.
- City Council Action: October 13, 2015**
- Attachments:** [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit Site Plan Package.pdf](#)
- 8 [15-5033](#) SU151007 - Specific Use Permit - Heritage at Turner Park (City Council District 5). Consider a request to approve a specific use permit to operate an assisted living facility. The 3.48-acre property, zoned General Retail (GR) District, is located at 820 and 914 Small Street. The agent is Ronald Payne, Southwest LTC-Grand Prairie, LLC and the owner is Brian Reynolds, 820 Small Street, LLC.
- City Council Action: October 13, 2015**
- Attachments:** [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit A - Site Plan.pdf](#)
- 9 [15-5025](#) TA151001 - Text Amendment - Drainage and Floodplain Management. Consideration for approval of a Text Amendment to Article 12, "Platting," Article 14, "Drainage," Article 15, "Floodplain Management," and Article 22, "Fee Schedule," of the Unified Development Code (UDC) for the purpose of revising text to improve consistency among the UDC and the Drainage Design Manual. The owner/applicant is Stephanie Griffin, City of Grand Prairie Engineering Department.
- City Council Action: October 13, 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.

- 10** [15-5019](#) SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Consider a request to approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.
- Case Postponed**

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** [15-4942](#) Z150901/CP150901 - Zoning Change/Concept Plan - Winding Creek Apartments (City Council District 4). Consider a request to amend the concept plan and uses for Planned Development-29 (PD-29) and Planned Development 231A (PD-231A) Districts to allow multi-family uses. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is split-zoned PD-29, PD-231A, and PD-265 and is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Bryan Moore, DBA Architects and the owner is Sally Smith, Bob Smith Mgmt.

City Council Action: October 13, 2015

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A - Concept Plan 2.pdf](#)

[Exhibit Elevations.pdf](#)

[Exhibit Landscape Plan.pdf](#)

Legislative History

8/31/15	Planning and Zoning Commission	Tabled to Council
9/15/15	City Council	Tabled

- 12** [15-5026](#) S151004 - Site Plan - Trinity Hearth and Home (City Council District 1). Consider a request to approve a Site Plan for a 58,300 sq. ft. warehouse, office, and showroom building to be occupied by Trinity Hearth & Home. The 2.92 acre property, zoned Light Industrial (LI) District, is addressed as 2937 Hard Rock Road and is generally located west of S.H. 161 and north of W. Oakdale Road. The property is also located within the S.H. 161 Corridor Overlay District. The agent is Kristi Daniel and Tony Callaway, Callaway Architecture and the owner is Fredy Mize, Par-Mize LLC.

City Council Action: October 13, 2015

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

- 13** [15-5027](#) S151005 - Site Plan - Trinity 161 Center (City Council District 1). Consider a request for approval of a Site Plan for a 266,450 sq. ft. industrial warehouse distribution center. The 15.06 acre property, split-zoned Planned Development (PD-221 & PD-221A), is generally located east of S.H. 161 and north W. Trinity Boulevard. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Dan Warfield, Halff Associates, Inc. and the owner is Audre Rapoport, Rapoport Foundation.

City Council Action: October 13, 2015

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[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)

- 14** [15-5029](#) SU151001/S151001 - Specific Use Permit/Site Plan - Auto Care Central (City Council District 2). Consider approval for Specific Use Permit to allow used auto sales. The site is about 1.3 acres and is zoned Planned Development 56 (PD-56). The property is generally located on the north side of Pioneer Pkwy., east of S Carrier Pkwy, and addressed as 520 W. Pioneer Pkwy. The agent is Rick Sala and the owner is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central.

City Council Action: October 13, 2015

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[PON.pdf](#)
[Notify.pdf](#)
[Exhibit A Site Plan.pdf](#)
[Operational Plan.pdf](#)

- 15** [15-5030](#) SU151004 - Specific Use Permit - 309 SE 14th Street (City Council District 5). Consider the approval of a 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 and the surveyor is Steve Keeton, Keeton Surveying.

City Council Action: October 13, 2015

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

- 16 [15-5031](#) SU151005 - Specific Use Permit - 3318 E Jefferson Street (City Council District 5). Consider approval for a Specific Use Permit for used auto sales. The site is 0.34 acres and is zoned Light Industrial (LI) within Central Business District 4 (CBD 4). The property is addressed 3318 E. Jefferson St. The applicant is Juan Rodriguez, the architect is Joseph Wilkins, Design Alchemy LLC, and the owner is John Benda.

City Council Action: October 13, 2015

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

- 17 [15-5032](#) SU151006 - Specific Use Permit - Import Auto Center, Inc. (City Council District 2). Consider approval of a Specific Use Permit for used auto sales and to codify existing non-conforming Automotive Business Related uses on the property. The site is 0.67 acres and is zoned Light Industrial (LI). The property is generally located south of Arkansas Ln. and east of Forum Dr. The owner is Hieu V Ha.

City Council Action: October 13, 2015

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[Exhibit A - Site Plan.pdf](#)
[Exhibit Elevations.pdf](#)
[operational plan.pdf](#)

- 18 [15-5034](#) Z151002 - Zoning Change - Southgate (City Council District 4). Consider a request to rezone 64.30 acres from Agriculture (A) District, Planned Development-185 (PD-185) and Planned Development-308 (PD-308) Districts to a Planned Development District for multi-family and commercial uses. The 64.30-acre property, zoned Agriculture (A) District, Planned Development-185 (PD-185) and Planned Development-308 (PD-308) Districts, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Rob Parsons, Gateway Planning and the owner is Charlie Anderson, TA Land Fund LP.

City Council Action: October 13, 2015

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

- 19** [15-4938](#) SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan to permit an Auto Salvage Yard. The 35.62-acre property, zoned Heavy Industrial (HI) District, is located immediately south of E. Jefferson Street and approximately 1,600 feet west of N. Merrifield Road (Dallas). The property is also located within the Central Business District No. 4. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller.

City Council Action: October 13, 2015

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[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit Elevations.pdf](#)

[Exhibit Engineering Plan.pdf](#)

[Exhibit Landscape Plan.pdf](#)

[Exhibit Operational Plan.pdf](#)

Legislative History

8/31/15	Planning and Zoning Commission	Tabled to Council
9/15/15	City Council	Tabled

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 October 2, 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.