



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final Planning and Zoning Commission

Monday, December 1, 2014

6:00 PM

Council 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.

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 [14-4229](#) P150101 - Final Plat - Westchester Crossing Addition
- P150102 - Final Plat - Foster Acres, Lot 2, Block 1
- P150103 - Final Plat - Donald D. Sherman Addition
- RP150101 - Replat - Seventh-Day Adventist Church

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 [14-4230](#) Approval of Minutes of the November 3, 2014 P&Z meeting.
- Attachments:** [PZ Draft Minutes 11-03-14.pdf](#)
- 3 [14-4232](#) P141201 - Final Plat - SWBC Timberview Ranch, Lot 1, Block A (City Council District 4). Consider a request to approve a final plat to create a one-lot subdivision. The 17.84-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned PD-346 and is within the S.H. 360 Overlay District. The agent is Brian Rumsey, Cross Architects and the owner is Spencer Byington, SWBC Timberview Ranch Apartments.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Plat.pdf](#)
- 4 [14-4233](#) P141202 - Final Plat - Park 161 Distribution Center, Lot 1, Block A (City Council District 1). Consider a request to approve a Final Plat creating a one (1) lot industrial subdivision on 18.82 acres. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford AbstT 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The applicant is Rick Kight, Park 161, LLC, the owners are David O'Connor, Series Trust, Durward Moore, Grand Prairie Seriest Trust 2003-1, Lauren Butler, Pooled Funds Trust, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Plat.pdf](#)

- 5 [14-4234](#) RP141201 - Replat - Airport Industrial Park No. 2, Lots 3-R-1A, 3-R-1B, 4-R-1, Block 2 (City Council District 4). Consider a request for a replat of 5.25 acres; subdividing 2 lots into 3 lots in a Light Industrial (LI) District. The subject site is generally located on the north side of Alouette Dr and east of Forum Dr. The agent is Ron Coombs, Coombs Land Surveying and the owner is Troy Ratterree, Judge Capital, LLC.
Attachments: [Location Map.pdf](#)
[Exhibit A.pdf](#)
- 6 [14-4235](#) RP141203 - Replat - Westchester Commercial Ph 1, Lots 2RA and 2RB, Block 5 (City Council District 1). Consider a request to approve a Final Plat creating a two (2) lot commercial subdivision on 5.291 acres. The property, addressed as 4126 S. Carrier and zoned PD-173, is generally located west of S. Carrier Pkwy and south of I-20. The agent is Chad Suito, PMRG, the applicant is Josh Millsap, Bury, Inc. and the owner is Travis Molis, Albertson's, LLC.
Attachments: [Location Map.pdf](#)
[Exhibit Replat.pdf](#)
- 7 [14-4236](#) RP141204 - Replat - The Quadrangles on I-Twenty, Lot 1R, Block 2R (City Council District 4). Consider a request to approve a replat of 13.9 acres, zoned Planned Development District 140B (PD-140B). The subject site is located at 2755 W. Interstate Highway 20 and located within the I.H. 20 Corridor Overlay District. The agent is Ross Frankfurt, the applicant is Eric Frankfurt, Grand Prairie 20, LP, and the owner is Eric Frankfurt, E.S. Frankfurt Management Inc.
Attachments: [Location Map.pdf](#)
[Exhibit Replat.pdf](#)
- 8 [14-4244](#) SU120402B - Specific Use Permit Renewal - 3018 E. Main Street (City Council District 5). Consider a request for approval of a Specific Use Permit Renewal for a used car sales dealer with general automotive repair, auto body shop and paint booth, and major component replacement with outside storage on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner/applicant is Shahrukh and Shahzeb Inc.
City Council Action: January 6, 2014
Attachments: [Location Map.pdf](#)
[Exhibit A.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.

- 9 [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Case Postponed

- 10 [14-4243](#) S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone.

Case Postponed

Public Hearings

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** [14-4237](#) S141201 - Site Plan - Timberview Ranch Apartments (City Council District 4). Consider a request to approve a site plan to construct and operate a multi-family residential development. The 17.84-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Planned Development 346 (PD-346) and is within the S.H. 360 Overlay District. The agent is Brian Rumsey, Cross Architects and the owner is Spencer Byington, SWBC Timberview Ranch Apartments.

City Council Action: December 9, 2014

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package 1.pdf](#)

[Exhibit Site Plan Package 2.pdf](#)

- 12** [14-4238](#) S141202 - Site Plan - 4126 S Carrier Pkwy (City Council District 1). Consider a request to approve a Site Plan to construct a 6,537 sf emergency clinic. The subject property, addressed as 4126 S. Carrier Pkwy and zoned PD-173, is general located west of S. Carrier and south of I-20. The agent is Chad Suitonu, PMRG, the applicant is Josh Millsap, Bury, Inc., and the owner is Travis Molis, Albertson's, LLC.

City Council Action: December 9, 2014

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[Parking Summary.pdf](#)

- 13** [14-4239](#) S141203 - Site Plan - The Quadrangles on Interstate 20 (City Council District 4). Consider a request to approve a site plan to construct and operate a multi-family residential development. The 13.89-acre property, located at 2755 W. IH-20, is zoned Planned Development District 140-B (PD140-B) and is within the IH-20 Overlay District. The agent is Ross Frankfurt, the applicant is Eric Frankfurt, Grand Prairie 20, LP, and the owner is Eric Frankfurt, E.S. Frankfurt Management Inc.

City Council Action: December 9, 2014

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Property Notifications.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[Supplemental Site Plan Package 1.pdf](#)
[Supplemental Site Plan Package 2.pdf](#)

- 14** [14-4240](#) S141204 - Site Plan - Avera (City Council District 1). Consider a request for approval of a Site Plan for a 345,150 square-foot industrial warehouse distribution center. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford ABST 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The applicant is Rick Kight, Park 161, LLC and the owners are David O'Connor, Series Trust, Durward Moore, Grand Prairie Series Trust 2003-1, Lauren Butler, Pooled Funds Trust, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust.

City Council Action: December 9, 2014

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[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[2014-11-19 Avera January Lane - Variance Request Revision 1.pdf](#)

- 15** [14-4241](#) Z141201 - Zoning Change - 130 and 138 Lakeview Drive (City Council District 5). Consider a request to rezone property from Planned Development (PD-332) District for Neighborhood Service (NS) District uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development allowing Neighborhood Service (NS) District uses, contractor shop uses with no outside storage, and other specified service uses. The 0.87-acre property, located at 130 and 138 Lakeview Drive. The agent is Chuck Precopia and the owner is Phil Boriack, Boriack Interiors, Inc.

City Council Action: December 9, 2014

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

- 16** [14-4245](#) SU141103 - Specific Use Permit - 301 N. Belt Line Road (City Council District 5). Consider approval for a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation with Outside Display within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line Road. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc.

City Council Action: December 9, 2014

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Code Violations.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

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

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

[Operational Plan.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 November 21, 2014.

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.