



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

Planning and Zoning Commission

Monday, February 1, 2016

5:30 PM

Development Center, 206 W. Church Street

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
6:30 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** [16-5340](#) **Disapproval of plats without prejudice**
- P160301 - Preliminary Plat - Greenway Trails
- P160302 - Final Plat - The Enclave Addition
- P160303 - Preliminary Plat - C J Hunt Addition
- RP160301 - Replat - Westchester East Addition
- RP160302 - Replat - Bell Helicopter - Textron Industrial Park, Lot 2-R, Block 1-R
- RP160303 - Replat - GSW Logistics Addition, Lot 2, Block B
- RP160304 - Replat - Emerald Square Addition, Lot 1R and 2R
- RP160305 - Replat- International Hydraulics Addition, Lot 1, 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** [16-5341](#) Approval of Minutes of the January 4, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 01-04-16.pdf](#)
- 3** [16-5345](#) RP160203 - Replat - Farrens Addition (City Council District 1). Consider a request to replat to 2.14 acres from the M. Farrens Survey (Abstract 527) to create a one-lot-residential subdivision. The 2.14-acre property, located at 2530 Sunnyvale Road, is zoned Single Family-1 (SF-1) District. The agent is Mark Nace and the owner is Raju Patel.
- Attachments:** [Location Map.pdf](#)
- [PON.pdf](#)
- [Notify.pdf](#)
- [Exhibit - Replat.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.

- 4 [16-5342](#) SU160201 - Specific Use Permit - 1802 S Carrier Pkwy (City Council District 2). Consider a request to approve a Specific Use Permit permitting auto tire sales and installation uses. The 0.516 acre property, zoned Commercial (C) District and located within the S.H. 161 Corridor Overlay District, is addressed as 1802 S. Carrier Parkway. The property is located at the southwest corner of S. Carrier Parkway and W. Marshall Drive. The applicant is Rami Hindi And the owner is Tayseer Hasan.
Case Postponed
- 5 [16-5343](#) SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W Main St (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel.
Case Postponed
- 6 [16-5344](#) Z160201 - Zoning Change - State Farm on Broad Street (City Council District 4). Consider a request to rezone 0.83 acres from Agriculture (A) District to a Planned Development District for office uses. The 0.83-acre property, zoned Agriculture (A) District, is within the Lake Ridge Overlay District. The applicant is Ryan Salsbury, State Farm and the owner is John Ramirez.
Case Postponed
- 7 [16-5348](#) TA160201 - Text Amendment - Article 22 - Fee Schedule. Consider a request for a Text Amendment of Section 22.2.3.8 of Article 22 of the Unified Development Code to establish a separate and nominal application fee for alley rights-of-way abandonments that are adjacent to residential property. The applicant is Ron McCullar, City of Grand Prairie Public Works Department.
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.

- 8** [16-5346](#) SU160203 - Specific Use Permit - Gemini Coatings (City Council District 1). Consider a request to approve a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini.

City Council Action: February 16, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Exhibit Landscape Plan.pdf](#)

[Exhibit Operational Plan.pdf](#)

- 9 [16-5347](#) SU160204 - Specific Use Permit - Advanced Modern Performance (City Council District 1). Consider a request to approve a Specific Use Permit permitting the operation of a specialty high-performance automotive modification shop primarily engaged in upgrading engines of late model performance style GM vehicles. The approximately 1-acre property, zoned Light Industrial (LI) District and located within the S. H. 161 Corridor Overlay District, is addressed as 247 Gilbert Circle, Suite A. The property is generally located west of Gilbert Circle and approximately 1/2 mile north of W. Shady Grove Road. The applicant is Bryan Pomeroy, AMP LLC and the owner is Larry Causey.

City Council Action: February 16, 2016

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[Operational Plan - Updated.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 January 29, 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.