



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, January 5, 2015

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 [14-4293](#) P150201 - Preliminary Plat - Natitex Addition
- P150202 - Preliminary Plat - GSW Logistic Addition
- RP150201 - Replat - Lake Ridge Section 10-II, Lot 544-R, Block 1
- RP150202 - Replat - Burbank Gardens Addition, Lot 41-R
- RP150203 - Replat - Lake Ridge Section 19, Lot 2409-R, Block I
- RP150204 - Replat - Great Southwest Crossing Addition, Lot 2BR, Block C

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 [14-4283](#) Approval of Minutes of the December 1, 2014 P&Z meeting.
- Attachments:** [PZ Draft Minutes 12-01-14.pdf](#)
- 3 [14-4284](#) P150101 - Final Plat - Westchester Crossing Addition (City Council District 3). Consider a request to approve a final plat to create a 55-lot residential subdivision with three Homeowners Association lots. The 16.97-acre property, zoned PD-344, is located at 220 W. Camp Wisdom Road and 5250 S. Carrier Parkway. The agent is Osama Nashed, ANA Consultants, LLC and the owner is Bob Shelton, Westchester Crossing, LP.
- Attachments:** [Location Map.pdf](#)
- [Exhibit Plat.pdf](#)
- 4 [14-4285](#) P150102 - Final Plat - Foster Acres, Lot 2, Block 1 (City Council District 6). Consider a request to approve a final plat to create a one-lot residential subdivision. The 11.31-acre property, zoned Agriculture (A) District, is located at 840 E. Seeton Rd. The applicant is Wayne Barton, Sempco Surveying and the owner is Gary and Vickie Foster.
- Attachments:** [Location Map.pdf](#)
- [Exhibit Plat.pdf](#)

- 5 [14-4286](#) P150103 - Minor Subdivision Plat - Donald D. Sherman Addition (City Council District 6). Consider a request to approve a Final Plat creating a two (2) lot residential subdivision. The property, zoned Planned Development 348 (PD-348) for detached residential purposes, is addressed as 4237 Matthew Road and is generally located south of Bardin Road and east of Matthew Road. The applicant is Tom Hart, the owner is Don Sherman, and the surveyor is Steve Keeton, Keeton Surveying .
Attachments: [Location Map.pdf](#)
[Exhibit Plat.pdf](#)
- 6 [14-4287](#) RP150101 - Replat - Seventh-Day Adventist Church (City Council District 5). Consider a request for the approval of a Replat of three (3) residential lots, consisting of 1.254 acres. The subject properties are generally located south of I.H. 30, east of MacArthur Blvd. and is zoned Single Family-Four (SF-4) Residential District. The applicant is Rod Ekern and owner is owners are Remberto Castaneda and Pedro Hernandez, Texas Conference Association of Seventh Day Adventist.
Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit Replat.pdf](#)
- 7 [14-4292](#) P130902 - Final Plat - Lakeview West Section 2 Addition Phase I (City Council District 6). Consider a request to approve a final plat to create a 93-lot single-family residential subdivision, Lakeview West Section 2 Addition, Phase I. The 27.95-acre property, zoned Planned Development No. 336 (PD-336) District, is generally located west and north of Seeton Road. The owner is D.R. Horton Homes and the applicant is JBI Partners.
Attachments: [Location Map 2.pdf](#)
[Final Plat Exhibit.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.

None

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.

- 8 [14-4288](#) SU150102/S150102 - Specific Use Permit/Site Plan - 2620 W. Interstate 20 (City Council District 4). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through and speculative retail space. The 0.89-acre property, zoned Planned Development 32 (PD-3) District for general retail uses, is located at 2620 W. IH-20 and is within the IH-20 Overlay District. The agent is Jessica Kilgore, AME Engineering, the applicant is Steve Turnbow, PMC Chase LP, and the owner is Steve Turnbow, TPS Family LP.

City Council Action: January 20, 2015

Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[P&Z Ehibits 010515.pdf](#)
[Pole Sign Option 1 w Masonry.docx](#)
[Pole Sign Option 2 wo Masonry.docx](#)

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 December 19, 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.