



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, November 6, 2017

5:30 PM

City Hall, Briefing Room

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#### 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

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**Public Hearing**  
**6:30 p.m. Council Chambers**

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**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      [17-7314](#)      P171201 - Amending Plat - Gully Addition, Amending Plat
- P171202 - Amending Plat - Wildlife Commerce Park
- P171203 - Final Plat - Aura 360, Phase 2
- P171204 - Preliminary Plat - Mira Lagos East Townhomes, North
- P171205 - Preliminary Plat - Mira Lagos East Townhomes, South
- P171206 - Preliminary Plat - Plattner Creek Addition
- P171207 - Preliminary Plat- Prairie Hills Addition
- RP171201- Replat- Prairie Mead Addition

### 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      [17-7316](#)      Approval of Minutes of the October 2, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes10-02-17.pdf](#)
- 3      [17-7317](#)      P171102 - Preliminary Plat - Scanio Falls (City Council District 6). Preliminary Plat for Scanio Falls to create a 25-lot residential subdivision on 6.59 acres. Tract 4, Caroline M. Adams Survey, Abstract 38 and Lot 1A, Block 1, Paris Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-363, and located at 1210 E. Seeton Road. The agent is David Pitcher, Stantec, the applicant is Tray Wallette, Skorburg Company and the owner is Adam Buczck.
- Attachments:** [Location Map.pdf](#)
- [Mailing List.pdf](#)
- [Exhibit - Preliminary Plat.pdf](#)

- 4      [17-7320](#)      RP171101 - Replat - Florence Hill Addition No. 2 (City Council District 6). Replat, Lots 110R1 and 110R2, Florence Hill Addition No. 2 for the purpose of creating two lots from a single 1.006 acre lot. Lot 110, Florence Hill No. 2 Addition, City of Grand Prairie, Dallas County, Texas, addressed as 1502 Nadine Lane. Zoning is PD-84, Planned Development. The agent is Ngue Ly, the applicant is Luke Keeton, Keeton Surveying Co., and the owner is Cuong Nguyen.

**Attachments:** [Location Map.pdf](#)

[Mailing List.pdf](#)

[Exhibit A - Replat.pdf](#)

- 5      [17-7321](#)      RP171102 - Replat - Zaza Auto Addition (City Council District 5). A request to replat 0.818 acres to combine (4) four industrial lots into one to establish necessary easements and accommodate the proposed development of the property. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street and addressed as 365 Camden Drive. The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza.

**Attachments:** [Location Map.pdf](#)

[Exhibit A - 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.*

- 6      [17-7315](#)      S171104 - Site Plan - Mira Lagos Townhomes (City Council District 4). A request to approve a Site Plan for two residential townhome developments on 25.479 acres. Tracts 2.3, 2.7, 2.8, 2.9, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north and south sides of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Peninsula Investment Limited Partnership.  
**Case Tabled**
- 7      [17-7325](#)      SU171102 - Specific Use Permit - All Storage (City Council District 2). Specific Use Permit request for Mini-Storage uses on an existing min-storage facility. Lot 1R, Block A, Enterprise Commercial Park Addition, City of Grand Prairie, Dallas County, Texas and addressed as 1102 W Pioneer Parkway. Zoning is C, Commercial District. The applicant is Coy Quine, Quine Associates, and the owner is Mark McDowell, Pioneer Drive-Thru Self Storage, 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.*

- 8      [17-7328](#)      Z171101/CP171101 - Zoning Change/Concept Plan - Ramirez Residence, Jacob Watson Survey, ABST 1632 (City Council District 4). Rezoning of 2.85 acres from A, Agriculture District to a Planned Development District for the purpose of creating two single-family residential lots including a barn conversion to a home. Tracts 1A and 1B, Joab Watson Survey, Abstract No. 1632, City of Grand Prairie, Tarrant County, Texas. Generally located northwest of the intersection of Broad St. and Day Miar Rd. and addressed as 4665 E. Broad St. Zoned Agriculture (A) District. The applicant is Bryan Connally, CBG Surveying and the owner is John Ramirez.

**City Council Action: November 21, 2017**

**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan .pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[Exhibit C - Floor Plan.pdf](#)  
[Exhibit D - PD Regulations.pdf](#)

- 9      [17-7196](#)      SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Specific Use Permit and Site Plan to allow for more parking to an existing convenience store with gasoline sales. The 2.58 acre property is zone PD-217, Planned Development-217 District and lies within the Belt Line Corridor Overlay District. The property is generally located on the East side of N. Belt Line Rd. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip.

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**Attachments:** [Location Map.pdf](#)  
[Mailings.pdf](#)  
[Exhibit A - Site Plan Parking Addition.pdf](#)  
[Exhibit B - Landscape Plan.pdf](#)

- 10      [17-7319](#)      RP171001 - Replat - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Replat of Lot 1, Block A of QT 953 Addition to create two non-residential lots on 2.58 acres. Lot 1, Block A, QT 953 Addition and Tract 20.2, Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Belt Line Corridor Overlay, and located on the northeast corner of IH-30 and N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip.

**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Replat.pdf](#)

- 11**      [17-7322](#)      S171101 - Site Plan - Carrier Parkway Offices (City Council District 5). Site Plan for three office single-story medical office buildings totaling 20,000 square feet on a 2.56 acre tract. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, in the City of Grand Prairie, Dallas County, Texas and generally located northwest of the intersection of S. Carrier Parkway and Bennie Lane. Zoned PD-12, Planned Development. The agent is Walter Nelson, Walter Nelson and Associates and the owner/applicant is Fray Webster, Bramata.  
**City Council Action: November 21, 2017**  
**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)
- 12**      [17-7323](#)      S171103 - Site Plan - Zaza Auto (City Council District 5). A request to approve a site plan for three (3) major auto repair shops on one lot on 0.818 acres. Two of the proposed shops are single story, single tenant, 3,200 square feet; with the third single story shop being 1,800 square feet. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street (more specifically addressed at 365 Camden Drive). The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza.  
**City Council Action: November 21, 2017**  
**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[Exhibit C- Landscape Plan.pdf](#)

- 13**      [17-7324](#)      SU171101 - Specific Use Permit - 2911 S. Great Southwest Parkway (City Council District 2). Specific Use Permit for Transfer and Storage Terminal use in conjunction with a proposed 270,400 square foot office/warehouse building. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan.

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**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations .pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Operations Plan .pdf](#)

- 14**      [17-7326](#)      SU171103/S171105 - Specific Use Permit/Site Plan - NaturoMulch, John Spoon Survey Abst 1326 (City Council District 1). Specific Use Permit and Site Plan authorizing the construction of one building for office commercial use and to allow sales of playground mulch and other landscaping materials with Outdoor Storage on 3.385 acres. Tracts 17 and 22, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas generally located on the north side of W. Shady Grove Road approximately 1,800 feet east of SH 161 and addressed as 690 and 706 W. Shady Grove Road. Zoned Light Industrial (LI) District, within the SH 161 Overlay District. The agent is Luis Salcedo, Salcedo Group Inc., the owner/applicant is Omprakash Goyal.

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**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Building Elevations.pdf](#)  
[Exhibit C - Landscaping Plan.pdf](#)  
[Exhibit D - Operational Plan.pdf](#)  
[Exhibit E - Storage Screening.pdf](#)

- 15**      [17-7327](#)      SU171104/S171102 - Specific Use Permit/Site Plan - Mayberry Gardens (City Council District 6). Specific Use Permit and Site Plan authorizing the construction and operation of an assisted living facility on 4.85 acres. Lot 2, Block 1, Westchester Town Center Phase Three A, City of Grand Prairie, Dallas County, Texas, zoned PD-136C, and located at 540 E. Polo Road. The agent is Steven Homeyer, Homeyer Engineering, the applicant is Wes Staub, Mayberry Gardens, and the owner is Jason Yagci, Charter School Solutions.

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**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit - Site Plan.pdf](#)  
[Exhibit - Landscape Plan.pdf](#)  
[Exhibit - Building Elevations.pdf](#)  
[Exhibit - Example Photos.pdf](#)  
[Exhibit - Operational Plan.pdf](#)

- 16**      [17-7329](#)      Z171102 - Zoning Change - 1221, 1227, 1231 Day Miar Rd. Tracts, 3B, 3B01, 3D, 3E, 3F Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas (City Council District 6). Zoning Change from Agricultural to PD, Planned Development for the development of 44 single-story and two-story homes. The 14.38-acre property is zoned Agriculture (A) District, within the Lake Ridge Overlay District, and is generally located at the intersection of Day Miar and E. Seeton Rd. The applicant is Collier Bailey, Skorburg Company.

**City Council Hearing: November 21, 2017**

**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Concept Plan.pdf](#)  
[Exhibit B - Concept Plan Aerial.pdf](#)

- 17**      [17-7330](#)      TA171101 - Text Amendment - Infant Changing Stations - Article 11: Performance Standards within the Unified Development Code - to add a section requiring infant changing stations at all full-service restaurants. The owner/applicant is The City of Grand Prairie.

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**Attachments:** [Exhibit A - Article 11 redline.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 3, 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.**