



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 7, 2016

5:30 PM

City Hall, Briefing Room

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.

- Planning and Zoning Commission's Authority to Approve or Disapprove Site Plans

Agenda Review

Public Hearing
6:30 p.m. Council Chambers

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 [16-6187](#) P161201 - Final Plat - Beltline Road & IH 30 Addition, Lots 3 & 4, Block A
- P161202 - Preliminary Plat - Victory at Lakeridge, Lots 1, 4-6, Block 1
- RP161201 - Replat - Lake Crest Unit 2, Lot 5R, Block 4
- RP161202 - Replat - William H. Thomas Addition, Lot 9R, Block B

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 [16-6188](#) Approval of Minutes of the October 3, 2016 P&Z meeting.
- Attachments:** [PZ Draft Minutes 10-03-16.pdf](#)
- 3 [16-6189](#) P161101 - Final Plat - Jessie M. Addition, Lot 1, Block 1 (City Council District 6). Approval of a Final Plat creating one (1) residential lot on 0.43 acres. The property is zoned Single-Family Five (SF-5). The property, addressed as 1606 Ranch Road, is generally located north of Ranch Road and east of Matthew Road. The property is also located within the Matthew Road Mobile Home Estates. The owner is Jessie Martinez and the surveyor is Luke Keeton, Keeton Surveying Co.
- Attachments:** [Location Map.pdf](#)
- [Exhibit - Plat.pdf](#)
- 4 [16-6190](#) P161102 - Final Plat - Cruz Circle Addition (City Council District 1). Approval of a Final Plat creating two (2) residential lots on 0.95 acres. The property, addressed as 352 Gilbert Circle, is located north of Gilbert Circle and east of Rose Lee Seaton Road. The applicant is Clint Groomer, CBG Surveying and the owner is Jose Cruz.
- Attachments:** [Location Map.pdf](#)
- [Exhibit - Plat.pdf](#)
- 5 [16-6191](#) RP161102 - Replat - Wildlife Commerce Park Addition, Lot 1R1 & 1R2, Block 2 (City Council District 1). Consider a request to divide Lot 1, Block 2, of the Wildlife Commerce Park Addition into two non-residential lots. The 47.38/-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District. The agent is Cody Hodge, Halff Associates and the owner is Will Munding, Chi Wildlife Park, LP.
- Attachments:** [Exhibit A Location Map](#)
- [Exhibit B Replat.pdf](#)

- 6 [16-6192](#) RP161105 - Replat - Sharpston Heights Addition No. 1, Lots 6R-A1 & 6R-B1, Block 1 (City Council District 2). Consider a request for approval of a Replat of Lots 6R-A and 6R-B, Block 1 of Sharpston Heights Addition No. 1 establishing a mutual access easement. The 2.904-acre property, located at 510 and 520 W. Pioneer Parkway, is zoned Planned Development 56 (PD-56) District. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

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

- 7 [16-6193](#) SU140203A - Specific Use Permit Renewal - Stripe-A-Zone (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 927 (Ordinance No. 9671-2014) permitting the operation of a Pavement Striping Contractor Shop with Heavy Equipment, Outside Storage and Manufacturing uses. The 7.1 acre property is located at the southwest corner E. Abram Street/W. Jefferson Avenue and Cox Drive. The property is zoned Commercial Office (CO) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is David Sargent, Strip-A-Zone.

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Attachments: [Exhibit A - Concept Plan.pdf](#)
 [Exhibit B - Phase One Site Plan.pdf](#)
 [Exhibit C - Phase One Landscape Plan.pdf](#)
 [Exhibit D - Phase One Building Elevations.pdf](#)
 [Exhibit E - Location Map.pdf](#)

- 8 [16-6194](#) SU140901A - Specific Use Permit Renewal - Avera (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 942 (Ordinance No. 9758-2014) permitted outdoor storage uses associated with newly constructed industrial warehouse. The 18.82 acre property, addressed as 2010 January Lane, is generally located north of January Lane and west of SH 161. The property is zoned Planned Development 347 (PD-347) for industrial warehouse uses. The property is also located within the SH 161 Corridor Overlay District. The applicant is Rick Kight, Avera Companies.

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Attachments: [Exhibit A - Legal Description.pdf](#)
 [Exhibit B - Location Map.pdf](#)
 [Exhibit C - Conceptual Plans.pdf](#)
 [Exhibit D - Elevations.pdf](#)

- 9 [16-6195](#) SU150503A - Specific Use Permit Renewal - 2441 Houston Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 957 (Ordinance No. 9864-2015) permitting the operation of a Truck Repair facility. The 0.4348 acre property, addressed 2441 Houston Street, is generally located south of Houston Street and east of NW 25th Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Richard Messina, RNL Commercial Prop LLC.

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Attachments: [Location Map.pdf](#)

[Exhibit A Meets and Bounds.pdf](#)

[Exhibit B Site Plan.pdf](#)

- 10 [16-6196](#) SU150602A - Specific Use Permit Renewal - 2305 Fort Worth Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 970 (Ordinance No. 9889-2015) permitting the operation of a Plumbing Contractor facility. The 0.703 acre property, addressed 2305 Fort Worth Street, is located at the southwest corner of Fort Worth Street and NW 23rd Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Charles Burton.

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Attachments: [Exhibit A Site Plan.pdf](#)

[Exhibit B - Location Map.pdf](#)

- 11 [16-6197](#) SU150604A - Specific Use Permit Renewal - 2422 NW Dallas Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 968 (Ordinance No. 9876-2015) permitting the operation of a Contractor's Shop with Limited Outdoor Storage. The 0.35 acre property, addressed as 2422 NW Dallas Street, is generally located north of NW Dallas Street and west of NW 24th St. The subject property is zoned Light Industrial (LI) District. The property is also located in Central Business District No. 1 (CBD-1). The applicant is Paul Upchurch.

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

[Exhibit B - Location Map.pdf](#)

- 12** [16-6198](#) SU151001A - Specific Use Permit Renewal - Auto Care Central (City Council District 2). Consider a request for the indefinite renewal of Specific Use Permit No. 829B (Ordinance No. 9953-2015) permitting the operation of a Used Auto Sales lot. The 1.23 acre property, addressed as 520 W. Pioneer, is generally located on the north side of Pioneer Pkwy and east of S. Carrier Pkwy. The property is zoned Planned Development 56 (PD-56) District. The agent is Rick Sala and the applicant is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central.

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Attachments: [Exhibit A Site Plan.pdf](#)

[Exhibit B - Location Map.pdf](#)

- 13** [16-6200](#) SU151005A - Specific Use Permit Renewal - 3318 E Jefferson Street (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 977 (Ordinance No. 9955-2015) permitting the operation of a Used Auto Sales lot. The 0.34 acre property, addressed as 3318 E. Jefferson, is generally located west of Camden Drive and on the north side of E. Jefferson Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 4 (CBD-4). The applicant is Juan Rodriguez.

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

[Exhibit B - Legal Description.pdf](#)

[Exhibit C - Location Map.pdf](#)

- 14** [16-6206](#) S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 15** [16-6211](#) S161102 - Site Plan - Family Dollar at 2010 S Belt Line Road (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of an 8,320 square foot retail store on 1.52 acres. The subject property is currently zoned Single Family-Two (SF-2) District. A request to rezone the property to allow commercial uses is under concurrent review. The property is located at 2010 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owner is Benny Emmons, Emmons & Emmons LP.
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Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Building Elevations.pdf](#)
- 16** [16-6202](#) S161103 - Site Plan - Wildlife Commerce Park Building #6 (City Council District 1). Consider a request to approve a site plan to construct a 555,160-square-foot speculative warehouse building. The 29.80-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Drew Tappan, Crow Holdings.
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Attachments: [Exhibit A Location Map](#)
[Exhibit B Site Plan Package.pdf](#)
- 17** [16-6203](#) TA161001 - Text Amendment - Consider a request for approval of a Text Amendment amending portions of Article 6: Density and Dimensional requirements of the Unified Development Code, said amendments provide for: 1) an Administrative Review of carports and garage conversions that are routinely approved by the Zoning Board of Adjustment and Appeals (ZBA) or are located within an existing mobile home park or single family detached condominium development, 2) enhanced ZBA discretion granting relief for larger and/or uniquely shaped carports or garage conversions, and 3) repealing the requirement for a minimum 6 foot building separation between primary and accessory structures. The owner is The City of Grand Prairie.
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- 18** [16-6204](#) TA161002 - Text Amendment - Amending portions of Section 22.2.13, Section 22.2.14, and Section 22.2.17 of Article 22: Fee Schedule of the Unified Development Code, and further amending (typo correction) Section 14.5.11 of Article 14: Drainage of the Unified Development Code; said amendments will increase inspection fees assessed for inspections of multi-family structures, new commercial construction, commercial finish out, and commercial remodels. The owner is The City of Grand Prairie
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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.

- 19** [16-6199](#) SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.

Case Tabled

- 20** [16-6201](#) SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Consider a request for the indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha.

Case Tabled

- 21** [16-6208](#) SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed.

Case Tabled

- 22** [16-6209](#) SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC.
- 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.

- 23** [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Consider a request to approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions.
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Attachments: [Exhibit A Location Map](#)
[Exhibit C TIA Executive Summary.pdf](#)
[PON Revised.pdf](#)
[Notify Revised.pdf](#)
[Exhibit - Site Plan Package.pdf](#)
[Exhibit - Statement of Operation.pdf](#)
[Comment Letter - Bates.pdf](#)

- 24** [16-6091](#) SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 273A (PD-273A) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

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

[Exhibit C - Elevations.pdf](#)

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

[Exhibit E - Canopy.pdf](#)

- 25** [16-6210](#) SU161102 - Specific Use Permit - G&B Bumper Tech (City Council District 5). Consider a request to approve a specific use permit to allow for outside storage in conjunction with an auto parts retail business. The 0.582-acre property, located at 143 S. E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business District (CBD Corridor Overlay District, Section 3. The applicant is Enrique Gomez and the owner is Blanca Barbosa.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan.pdf](#)

[Exhibit - Site Plan.pdf](#)

- 26** [16-6212](#) Z161101 - Zoning Change - General Retail at SEC of Belt Line and Marshall (City Council District 2). Consider a request to rezone 4.98 acres from Single Family-Two (SF-2) District to a Planned Development District for General Retail uses. The subject property is generally located at the SEC of Marshall Drive and Belt Line Road and addressed as 2010 and 2038 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owners are Benny Emmons and Jimmy Emmons, Emmons & Emmons LP.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site 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 4, 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.