



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:37 p.m. Chairperson Motley gave the invocation, Commissioner Carranza led the pledge of allegiance to the US Flag, and Commissioner Coleman led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180701 – Final Plat – Block, 1, Lot 1, Davis Green Addition, RP180701-Replat – 2305 Graham Street, and RP180702 – Replat – Block A, Lot 1 & 2, Pepper Flats.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 7 and May 22, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3-P170806 - Final Plat - West Polo Road Retail (City Council District 6). Consider a request to approve a Final Plat of Lot 1, Block 1 of West Polo Road Retail to construct commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl.

Item #4-P180503 - Preliminary Plat - Prairie Ridge, Phase 2 (City Council District 6). Preliminary Plat for 171 single-family residential lots on 68 acres out of the JOS Stewart Survey, Abstract No. E961, in the City of Grand Prairie ETJ, Ellis County, Texas, Approximately 1 mile southwest of US Hwy 287, south of Lakeview Drive, southeast of Cypress Road. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #5-P180601 - Final Plat - Wildlife Commerce Park, Block 1 (City Council District 1). Consider a request to approve a final plat to establish two (2) industrial lots (Block 1, Lots 4R-1

& 4R-2) establish fire lanes and necessary easements to accommodate the development of the property. The 14.22-acre property is generally located northwest of Commerce Park Drive and N. Belt Line Road. Situated in the Benjamin Reed Survey, Abstract No. 1225, the property is zoned Planned Development-217C (PD-217C) district and is within Belt Line Corridor Overlay District. The agent is Cody Hodge, Halff Associates.

Item #6-P180602 - Final Plat - Wildlife Commerce Park, Blocks 4 & 5 (City Council District 1). Consider a request to approve a final plat to establish three (3) industrial lots (Block 4, Lot 1 & Block 5, Lots 1 & 2) dedicate floodway areas & drainage easements, establish fire lanes and necessary easements to accommodate the development of the property. The 206.70-acre property is generally located southwest of Commerce Park Drive and N. Belt Line Road. Situated in the Benjamin Reed Survey, Abstract No. 1225, the property is zoned Planned Development-217C (PD-217C) district and is within Belt Line Corridor Overlay District. The agent is Cody Hodge, Halff Associates.

Item #7-P180603 - Preliminary Plat - Burney 360 Addition (City Council District 1). Consider a request to approve a preliminary plat to establish one commercial lot to accommodate the development of the property for a multi-story self-storage facility. The 5.7-acre property bi-sects the City of Grand Prairie and City of Arlington's city-limit boundaries. Situated in L. Barnes Survey, Abstract 113 & M.K. Selvidge Survey, Abstract 1423; the property is generally located southwest of Burney Road and southbound SH 360 Service Road. The property is zoned Planned Development-368 (PD-368) and lies within the SH 360 Corridor Overlay District. The applicant is Annalyse Valk and the owner is Mark Caffey, Lodge Realty Partners, LLP.

Item #8-P180604 - Final Plat - Mansions at Lake Ridge (City Council District 6). Final Plat for Mansions at Lake Ridge, creating two lots on 17.811 acres for multi-family residential and commercial uses. B B B & C RR Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-297C within the Lake Ridge Corridor Overlay, generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Roger Gunderman, Macina, Bose, Copeland and Associates, Inc. and the owner is Matthew Hiles, WRIA and Ben Luedtke, HPC Lake Ridge, Commercial, LTD.

Item #9-RP180602 - Replat - The Cornelius Addition Revised, Block 1, Lots 2R1-A, 2R1-B, and 2R1-C (City Council District 2). A request to approve a Final Plat for The Cornelius Addition, Lots 2R1-A, 2R1-B, and 2R1-C, Block 1, creating 3 commercial lots. The 2.97-acre property is zoned PD-58, Planned Development-58 District and is located in the GSW Industrial District. The property is generally located on the south side of W. Warrior Trail at the address 2325 W. Warrior Trail. The owner is R. Cornelius Land LLC and the Surveyor is Keeton Surveying Company.

Item #10-SU030102C/S180603 - Specific Use Permit Renewal/Site Plan Amendment - Lightning Motorsports Amendment (City Council District 2). A Specific Use Permit Renewal and Site Plan amendment for the addition of a new 3240-sf building. Lot 4-R, Block A, Enterprise Commercial Park, City of Grand Prairie, Dallas County, Texas. This property is zoned C, Commercial District, and is addressed as 1100 W. Pioneer Parkway. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno.

Item #11-SU180601/S180601 - Specific Use Permit/Site Plan - The Learning Academy (City Council District 5). Consideration of a request for a Specific Use Permit for a Child Day Care Center use on 2.54 acres. The proposed Child Day Care Center is located on a 2.54 acre tract consisting of a former bank site generally located east of northbound SH 161 Service Road and approximately 318 feet south of W. Tarrant Road (1326 State Hwy 161). The unplatted property is zoned Planned Development-92 (PD-92) District and lies within the SH 161 Overlay (SH-161) Overlay Corridor District. The agent is Ronnye Hoskins, the applicant is Danyell Smith, and the owner is Jacob Kohanim, JB Investment, LLC.

Item #12-SU180604/S180605 - Specific Use Permit/Site Plan - Bank of America ATM Kiosk (City Council District 2). Specific Use Permit and Site Plan for a drive-through ATM kiosk. Lot 4B, Block 1, Carrier Crossing, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Overlay District, and addressed as 817 W Pioneer Pkwy. The applicant is Phil Quinn, Evans & Son and the owner is Michael Berkowitz, 3228 Collinsworth St.

Item #13-SU180608/S180602 - Specific Use Permit/Site Plan - Automatic Car Wash, 2803 N. Green Oaks Blvd (City Council District 1). A Specific Use Permit and Site Plan for Automatic Car Wash on approximately 1.733 acres. A portion of Lot 3A6, Block A, JJ Goodwin Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the State Highway 360 (SH 360) Corridor Overlay District, and addressed 2803 Green Oaks Blvd. The agent is Vincent Jarrard, EDG Architects and the owner is Mojoy Haddad, Oak Hollow.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P180701, RP180701, and RP180702, approve the minutes of May 7, 2018 and May 22, 2018, approve public hearing consent agenda items P170806, P180503, P180601, P180602, P180603, P180604, RP180602, SU030102C/S180603, SU180601/S180601, SU180604/S180605, and SU180608/S180602.

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Lopez, Motley, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**