



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda Planning and Zoning Commission

Monday, November 3, 2014

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 [14-4178](#) P141201 - Final Plat - SWBC Timberview Ranch, Lot 1, Block A
- P141202 - Final Plat - Park 161 Distribution Center, Lot 1, Block A
- RP141201 - Replat - Airport Industrial Park No. 2, Lot 3-R-1B, Block 2
- RP141202 - Replat - Gloria Addition, Lot 1, Block 1
- RP141203 - Replat - Westchester Commercial Phase 1, Lots 2RA, and 2RB, Block 5
- RP141204 - Replat - The Quadrangles on I-Twenty, Lot 1R, Block 2R

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 [14-4181](#) Approval of Minutes of the October 6, 2014 P&Z meeting.
- Attachments:** [PZ Draft Minutes 10-06-14.pdf](#)
- 3 [14-4182](#) P140101 - Final Plat - Mira Lagos No. D-2 (City Council District 6). Consider a request to approve a Final Plat to create a residential subdivision with 88 single family residential lots and one HOA lot. The 27.02-acre property, generally located south of England Parkway and east of S. Grand Peninsula Drive, is zoned Planned Development 271A (PD-271A) District and Planned Development 271B (PD-271B) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Keith Hardesty, First Texas Homes.
- Attachments:** [Location Map.pdf](#)
 [Exhibit Plat.pdf](#)
- 4 [14-4183](#) P141003 - Preliminary Plat - La Jolla (City Council District 6). Consider a request to approve a preliminary plat to create a 289-lot residential subdivision with 14 Homeowners Association lots. The 123.77-acre property, generally located at the southeast corner of the Arlington-Webb-Britton Rd./Grandway Dr. intersection, is zoned Planned Development 298 A (PD-298A) District and is within the Lake Ridge. The agent is Daniel Dewey, JBI Partners, Inc. and the owner/applicant is Keith Hardesty, First Texas Homes.
- Attachments:** [Location Map.pdf](#)
 [Plat Exhibit 110314.pdf](#)

- 5 [14-4184](#) P141102 - Final Plat - IL Texas GP Addition (City Council District 6). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 23.80- acre property, located at 2851 Ragland Road, is zoned Agriculture (A) District and is within the S.H. 360 Overlay District. The agent is Douglas Cooper, MMA, the applicant is Brian Huffaker, The Charter School Fund III, and the owner is Robert and Lola Elrich.
Attachments: [Location Map.pdf](#)
[Exhibit Plat.pdf](#)
- 6 [14-4185](#) RP141101 - Replat - Lake Ridge Section 20 (Lot 2570R, Block Q) (City Council District 6). Consider a request to approve a replat to combine two platted residential lots into one residential lot. The 1.25-acre property, located at 1112 and 1116 Prosperity Court, is zoned Planned Development 258 (PD-258) district for low density residential uses. The owner is James and Sandra Sommerfrucht.
Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit Plat.pdf](#)
- 7 [14-4186](#) S080303A - Site Plan Amendment - 2337 W. Warrior Trail (City Council District 4). Consider approval of a site plan amendment. The subject site is located at 2337 W. Warrior Trail and is zoned Planned Development District 58 (PD-58). This property is generally located on the south side of W. Warrior Trail and east of Great Southwest Parkway. The owner/agent is Anna Blackwell, Carrillo Engineering.
City Council Action: November 18, 2014
Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit Site Plan.pdf](#)
- 8 [14-4187](#) SU131103A - Specific Use Permit Renewal - 1818 Dalworth Street (City Council District 5). Consider a request for the renewal of a Specific Use Permit for a self-service coin operated laundry in an existing multi-tenant commercial building located on .957 acres. The property is located on the northeast corner of Dalworth Street and N.W. 19th Street, zoned General Retail (GR) District and within the State Highway 161 (SH-161) Overlay District. The owner is Christopher Dao.
City Council Action: November 18, 2014
Attachments: [Location Map.pdf](#)
[Exhibit A.pdf](#)

- 9 [14-4188](#) SU120402B - Specific Use Permit Renewal - 3018 E. Main Street (City Council District 5). Consider a request for approval of a Specific Use Permit Renewal for a used car sales dealer with general automotive repair, auto body shop and paint booth, and major component replacement with outside storage on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner/applicant is Shahrukh and Shahzeb Inc.

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Attachments: [Location Map.pdf](#)

[Exhibit A.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.

- 10 [14-4179](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E. Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main Street and east of S.E. 16th Street. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Case Postponed

- 11 [14-4180](#) S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone.

Case Postponed

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.

- 12** [14-4189](#) S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the applicant is Ben McCaslin, Mira Lagos East Partners Ltd., and the owner is Walter Damon, Mira Lagos East Partners Ltd.

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Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit Site Plan.pdf](#)

- 13** [14-4190](#) SU141102 - Specific Use Permit - 632 E. Pioneer Parkway (City Council District 3). Consider a request for the approval of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Parkway. The applicant is Alaa Hufaila.

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Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[Exhibit A Site Plan.pdf](#)

- 14** [14-4191](#) SU141103 - Specific Use Permit - 301 N. Belt Line Road (City Council District 5). Consider approval for a Specific Use Permit for Quick Lube and Tune services and Auto Tire Sales and Installation with Outside Display within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line Road. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc.

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Attachments: [Location Map.pdf](#)

[Property Notifications.pdf](#)

[PON.pdf](#)

[Operational Plan.pdf](#)

[Code Violations.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape 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 October 31, 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.