



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, August 5, 2019

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.

- \* Introduce New Commissioners
- \* Election of Officers
- \* Briefing on State Legislation that Affects our Development Processes
- \* Agenda Review

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

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**Chairperson Joshua Spare 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      [19-9188](#)      P180401A - Final Plat - Brighton Estates Phase 1A Extension
- P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1
- P190902 - Final Plat - Silver Addition, Lots 1, 2 & 3, Block A
- RP190901 - Replat - Lake Ridge, Section 11, Lot 759R, Block 1
- RP190902 - Replat - Grand Central Crossing, Lots 1R & 2R, Block A

### 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      [19-9190](#)      Approval of Minutes of the July 1, 2019 P&Z meeting.
- Attachments:** [PZ Draft Minutes 07-01-19.pdf](#)
- 3      [19-9192](#)      P190801 - Preliminary Plat - Lynn Creek Addition (City Council District 4). Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
                                 [Exhibit B - Preliminary Plat.pdf](#)
- 4      [19-9193](#)      P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 non-residential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.
- Attachments:** [Exhibit A - Location Map](#)  
                                 [Exhibit B - Prairie Ridge, Phase 2C Final Plat](#)  
                                 [Exhibit C - Prairie Ridge, Phase 2B Preliminary Plat](#)

- 5      [19-9211](#)      P190403 - Preliminary Plat - Grand Lakes Business Park V (City Council District 5). Preliminary Plat - Grand Lakes Business Park V, Block A, Lots 1 & 2, for two industrial lots on 15.407 acres. 15.407 acre tract out of the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the southwest corner of Interstate Hwy 30 Service Road and Grand Lakes Boulevard. Zoned Light Industrial (LI) District and lies within the Interstate 20 (I-20) Overlay Corridor District. The current address is 4000 IH 30 East. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.
- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Preliminary Plat](#)
- 6      [19-9194](#)      RP190801 - Replat - The Blanca Addition (City Council District 5). Consider a request to replat a 3.109 acre property into a single lot to allow for an Industrial Development. The 3.109 acre property is part of Lot 2 and Tract 3, Block 1, John W. Kirk Survey Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 1605 E. Main Street and generally located on the south side of Main Street. The agent is E.D. Hill and the owner is Juan Barbosa.
- Attachments:** [Exhibit B - Replat.pdf](#)  
[Exhibit A - Location Map.pdf](#)
- 7      [19-9198](#)      RP190803 - Replat - Lake Ridge, Section 20 (City Council District 6). Replat of Lots 2474 & 2475, to combine two residential lots into one. Lots 2474 & 2475, Block N of Lake Ridge Section 20 Addition, Dallas County, City of Grand Prairie, Texas, zoned PD-258, addressed as 3115 & 3119 Koscher Drive. The applicant is Scott Davis and the owner is Douglas Brown.
- Attachments:** [Exhibit A- Location Map.pdf](#)  
[Exhibit B- 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.*

- 8      [19-9200](#)      S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture.

**Tabled**

- 9      [19-9189](#)      Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

**Tabled**

- 10     [19-9202](#)      Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161.

**Tabled**

**Attachments:** [Exhibit A-Location Map.pdf](#)  
[Exhibit B- Concept Plan.pdf](#)  
[Exhibit C- Renderings.pdf](#)  
[Exhibit D - Field Notes.pdf](#)  
[Exhibit E- PD Requirements.pdf](#)  
[Z190801- Petition Letter.pdf](#)  
[Z190801- Petition.pdf](#)  
[Z190801- Police Reports.pdf](#)

**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.*

- 11**      [19-9086](#)      SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

**City Council Action: August 20, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Appendix F Menu Items Checklist.pdf](#)  
[Exhibit i - Hotel Height and FAR Comparison.pdf](#)  
[PZ Draft Minutes 07-01-19.pdf](#)

- 12**      [19-9090](#)      Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Zoning Change and PD Amendment to allow for front-entry garages on 16 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.  
**City Council Action: August 20, 2019**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit C - Elevations](#)  
[Crescent Heights Exhibit B Revised](#)
- 13**      [19-9199](#)      S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spanos, and the owner is Robert Barham, KP Development Partners, LP.  
**City Council Action: August 20, 2019**  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)
- 14**      [19-9226](#)      CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.  
**City Council Action: August 20, 2019**  
**Attachments:** [Exhibit A - Boundary Description.pdf](#)

- 15**      [19-9201](#)      Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43-acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC.

**City Council Action: August 20, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Zoning Description.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Exhibit D - Conceptual Building Elevations.pdf](#)  
[Exhibit E - Conceptual Open Space and Landscape Plan.pdf](#)  
[Exhibit i - Proposed PD Standards.pdf](#)

- 16**      [19-8803](#)      S190104 - Site Plan - DMO Property Holdings Dallas, LLC (City Council District 5). Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

**City Council Action: August 20, 2019**

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Landscape Plan](#)  
[Exhibit D - Elevations](#)  
[Exhibit E - Rederings](#)

- 17      [19-9081](#)      SU120404E - Specific Use Permit Revocation or Renewal 886D- 2502 Central Avenue (City Council District 5). A Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

**City Council Action: August 20, 2019**

**Attachments:** [Exhibit C - ORD 10217 01-10-2017.pdf](#)

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

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

[PZ Draft Minutes 07-01-19.pdf](#)

- 18      [19-9080](#)      SU980303A - Specific Use Permit Revocation or Renewal 674 - 2302 S Carrier Parkway (City Council District 2). A Specific Use Permit for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

**City Council Action: August 20, 2019**

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

[Exhibit i - 2302 S. Carrier Pkwy Code Enforcement Report](#)

[Exhibit ii - Pole Sign Non-Compliance Letter](#)

[PZ Draft Minutes 07-01-19.pdf](#)

[Exhibit iii Pavement Permit](#)

- 19      [19-9104](#)      SU160506A - Specific Use Permit Renewal 993- 2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.

**City Council Action: August 20, 2019**

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

[Exhibit B - Elevations](#)

[Exhibit C - Location Map](#)



- 20**      [19-9105](#)      SU160507A - Specific Use Permit Renewal 994- 2012 Young Avenue (City Council District 5). - A Specific Use Permit renewal for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs.  
**City Council Action: August 20, 2019**  
**Attachments:** [Exhibit A - Site Plan](#)  
[Exhibit B - Elevations](#)  
[Exhibit C - Location Map](#)
- 21**      [19-9203](#)      TA190801 - Text Amendment - Amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.  
**City Council Action: August 20, 2019**  
**Attachments:** [TA190801 Ordinance.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 August 2, 2019.**

**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.**