



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 5, 2018

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.

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 [18-7668](#) P180401 - Preliminary Plat - Forum Drive Estates, Phase 1A
- P180402 - Preliminary Plat - Forum Drive Estates, Phase 1B
- P180403 - Amending Plat - Winding Creek Addition
- RP180401 - Replat - Tomb Thumb
- RP180402 - Replat - Lake Ridge, Section 18-A
- RP180403 - Replat - GP Audio 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 [18-7667](#) Approval of Minutes of the February 5, 2018 P&Z meeting.
- Attachments:** [02-05-18 Draft Minutes .pdf](#)
- 3 [18-7657](#) P180302 - Preliminary Plat - Mansions at Lake Ridge (City Council District 6). Preliminary Plat for Mansions at Lake Ridge for Multi-Family Residential Development. 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.
- Attachments:** [Location Map.pdf](#)
- [Exhibit A - Mansions at Lake Ridge Plat.pdf](#)
- 4 [18-7658](#) P180304 - Final Plat - Epic East Towne Crossing (City Council District 2). Final Plat for Epic East Town Crossing. The subject property is located east of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is John Weber, Epic East Towne Crossing LP.
- Attachments:** [Exhibit A - Final Plat.pdf](#)
- [Location Map.pdf](#)
- [Declaration of Covenants .pdf](#)

- 5 [18-7659](#) P180305 - Preliminary Plat - Cedar Ridge Estates (City Council District 6). Preliminary Plat, Lots 1-30, 31X, 32X and 33X, Block A and Lots 1-14, 15X, 16X, 17X and 18X Block B, Cedar Ridge Estates, for the purpose of constructing 44 single family residential lots and 7 open space lots on 14.747 acres. Tracts 3B, 3B01, 3D, 3E, and 3F, Caroline Adams, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, 14.747 acres zoned PD-360, generally located at the intersection of Day Miar and E. Seeton Rd, addressed 1221, 1227, and 1231 Day Miar Rd. The agent is David Pitcher, Stantec, the applicant is Trey Walette, Skorburg, and the owner is John Arnold, Scanio Falls Lot Venture, LTD.

Attachments: [Location Map.pdf](#)

[Exhibit A - Preliminary Plat.pdf](#)

- 6 [18-7660](#) CPA180301 - Comprehensive Plan Amendment - Approval of the 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan. The applicant is the City of Grand Prairie Planning Department.

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Attachments: [2016-17 Consistent Zoning Changes w COMP Plan FLUM.doc](#)

- 7 [18-7666](#) SU180302 - Specific Use Permit - Polo Adult Care (City Council District 1). Specific Use Permit request for an Adult Day Care Facility to operate in an existing commercial lease space located within the Hospital District. The property is platted as Medical Village, Block 1, Lot 11, generally located southeast of S. Great Southwest Parkway and W.E. Roberts Street. More specifically 601 S. Great Southwest Parkway, Suite 106. The property is zoned Hospital District (HD). The agent is Michael Stanley, EmJay Consult Group, the applicant is Augustine Fombon, and the owner is May Thanh, May Thanh Inc.

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Attachments: [EXHIBIT A SITE PLAN.pdf](#)

[Exhibit B Location Map.pdf](#)

[SU180302, Mailing List.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.

None

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 [18-7566](#) TA180201 - Text Amendment - Amendment to the Unified Development Code of the City of Grand Prairie, to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code.

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Attachments: [Appendix W 03-02-18 DRAFT.pdf](#)

- 9 [18-7559](#) S180203 - Site Plan - Truong Office Building (City Council District 1). Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned LI, Light Industrial and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong.

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Attachments: [Location Map .pdf](#)

[Mailing List.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

- 10 [18-7661](#) Z180301 - Zoning Change - Ibarra Corner (City Council District 1). A request to rezone 0.506 acres of property from SF-1, Single Family-One Residential District to SF-6, Single-Family Six Residential District to allow for three single-family residential dwellings. The 0.506 acre property is currently SF-1, Single Family-One Residential. The property is generally located on the east side of Gilbert Road, approximately 600-feet south of Oakhaven Drive in the John C. Read Abstract 1183, City of Grand Prairie, Dallas County, Texas. The agent is Yuncela Kanaujiya, the applicant is Luke Keeton, Keeton Surveying Co., and the owner is Jose Ibarra.

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Attachments: [Location Map.pdf](#)

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

[Z180301, Mailing List.docx](#)

- 11 [18-7665](#) SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company.

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Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Gas Canopy Elevations.pdf](#)
[Location Map.pdf](#)
[SU180301 Mailing List.pdf](#)

- 12 [18-7662](#) P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Attachments: [Location Map.pdf](#)
[Exhibit A - Preliminary Plat.pdf](#)

- 13 [18-7663](#) CPA180302 - Comprehensive Plan Amendment - Forum at Sara Jane (City Council District 2). Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.

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Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)

- 14** [18-7664](#) Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

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Attachments: [Location Map.pdf](#)
[Z180302, Mailing List.pdf](#)
[Exhibit A - Development Standards Comparison.pdf](#)
[Exhibit B - Project Narrative.pdf](#)
[Exhibit C - Proposed Standards.pdf](#)
[Exhibit D - Concept Plan.pdf](#)
[Exhibit E - Renderings.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 March 2, 2018.

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.