



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 4, 2019

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 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** [19-8707](#) P190401 - Preliminary Plat - Royalton at Grand Prairie
- P190402 - Preliminary Plat - Smith I-20 Addition
- P190403 - Preliminary Plat - Grand Lakes Business Park V
- P190404 - Final Plat - Park Heights Addition, Lot 8R, Block C

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 [19-8708](#) Approval of Minutes of the February 4, 2019 P&Z meeting.

Attachments: [PZ Draft Minutes 02-04-19.pdf](#)

- 3 [19-8709](#) P190305 - Final Plat - Crescent Heights Addition, Lots 1-90, Block A (City Council District 2). Final Plat for eighty-nine (89) single family detached residential lots and one (1) open space lot. Property described as 13.107 acres out of the Edward B. Wooton Survey, Abstract 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-14B (PD-14B) district, generally located southeast corner of Freetown Rd and S.W. 3rd St.; specifically addressed at 203 Freetown Rd. The applicant is Tim Martin, Cole Design Group and the owner is Yigal Lelah, Casa Bella Homes.

Attachments: [Exhibit A Location Map](#)

[Exhibit B Final Plat](#)

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.

- 4 [19-8711](#) S190301 - Site Plan - Grand Central Crossing Amendment, 1215 Arkansas Lane (City Council District 2). Site Plan Amendment for an existing building at 1215 Arkansas Lane. Lot 2, Block A, Grand Central Crossing, City of Grand Prairie, Dallas County, Texas, approximately 0.989 zoned PD-237A, Planned Development District, within the Highway 161 Corridor Overlay. The applicant is Donald F. Sopranzi and the owner is Chad Dubose, Grand Central Crossing, LLC.

Withdrawn

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.

- 5** [19-8640](#) CPA190201 - Comprehensive Plan Amendment - from Commercial to Mixed Use (City Council District 1). A Comprehensive Plan Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie.

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Attachments: [Exhibit A - Proposed Amendment](#)

[CPA190201 Mailing List](#)

- 6 [19-8638](#) Z190202/CP190202 - Zoning Change and Concept Plan - Woodhaven Mixed Use Development (City Council District 1). Zoning Change and Concept Plan for Woodhaven Mixed Use, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan.

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Attachments: [Exhibit A - Boundary Description](#)
[Exhibit B - Concept Plan](#)
[Exhibit C - Conceptual Renderings](#)
[Exhibit i - TIA 2019-02-19](#)
[Z190202/CP190202 Mailing List](#)

- 7 [19-8710](#) S141001C - Site Plan Amendment - International Leadership of Texas Amendment, 2851 Ragland Road (City Council District 4). Site Plan amendment request for a 27.822-acre school campus on one lot. 27.822 acre school campus lot out of the Walter Ferrell Survey, Abstract 537, City of Grand Prairie, Tarrant County, Texas, being Block 1, Lot 1, IL Texas GP Addition, zoned Planned Development-319 (PD-319 and Agricultural (A) District, and located in the SH 360 Overlay Corridor (SH-360) District generally located east of SH 360 and north of Ragland Rd, specifically addressed at 2851 Ragland Rd. The agent is Douglas Cooper, MMA, the applicant is Brian Huffaker, GC Grand Prairie Charter LLC, and the owner is Jerry McCreight.

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan Amendment Architectural Relief Extension S190302](#)
[Supplemental Exhibits 1](#)
[Supplemental Exhibits 2](#)
[S141001C Mailing List.pdf](#)

- 8 [19-8714](#) S190303 - Site Plan - Enviromatic Systems Office/Warehouse, 2325 W. Warrior Trail (City Council District 2). Site Plan for Enviromatic Systems, creating a site plan for an office/warehouse, located within Lot 2R1-B, Block 1, The Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-58 and located at the address 2335 W. Warrior Trail. The agent is Louis Speyer and the owner is Sid Ellis, ERM Partnership.

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

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

- 9 [19-8675](#) TA190301 - Text Amendment - Article 15 Updates, "Floodplain Management", of the Unified Development Code for the purpose of updating the FEMA map and flood study references and clarifying enforcement and penalties for noncompliance.

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Attachments: [DRAFT UDC Article 15 Updates 2-8-19](#)

- 10 [19-8715](#) TA181002 - Text Amendment - Appendix F, Corridor Overlay District. Amendment to Unified Development Code Appendix F, Corridor Overlay District Standards and related articles to update standards for commercial development within designated Corridor Overlay zones. The owner/applicant is the City of Grand Prairie.

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Attachments: [Appendix F DRAFT 3-1-19.pdf](#)

[Exhibit F-1 - Appendix F Design Guidebook.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 1, 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.