



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 7, 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

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.

1 [19-9394](#) Approval of Minutes of the September 9, 2019 P&Z meeting.

Attachments: [PZ Draft Minutes 09-09-19.pdf](#)

- 2** [19-9395](#) P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat of Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres. 276.85 acres on multiple tracts out of the Robert R. Tucker Survey, Abstract No. 1472, Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Zoned HI, Heavy Industrial district within the Interstate 30 (I-30) Corridor Overlay and addressed as 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.

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

[Exhibit B - Final Plat](#)

- 3** [19-9396](#) P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6 (City Council District 2). Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement, water easement, and sidewalk easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050 Mayfield Rd. The applicant is Michael Davis, Bannister Engineering and the owner is Mark Davis, Epic East Towne Crossing, L.P.

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

[Exhibit B - Amending Plat.pdf](#)

- 4** [19-9408](#) P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A (City Council District 1). Final Plat of Burney 360 Addition, Lots 1, Block A, for a commercial lot on 5.7 acres, tract out of the L. Barnes Survey, Abstract No. 113 and M.K. Selvidge Survey, Abstract no. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 1423, City of Grand Prairie, and City of Arlington, Tarrant County, Texas, and generally located at the southwest corner of State Highway 360 Service Road and Burney Road. Zoned Planned Development-368 (PD-368) District within the SH-360 Corridor Overlay and addressed as 1891 N. SH 360, Grand Prairie, TX. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.

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

[Exhibit B - Final Plat](#)

[Exhibit B2 P191004 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.

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.

- 5 [19-9397](#) SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). A Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Operational Plan.pdf](#)

- 6 [19-9398](#) S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)

- 7 [19-9399](#) SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Boundary Description.pdf](#)

- 8 [19-9400](#) SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Boundary Description.pdf](#)

- 9 [19-9401](#) SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 4). Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

City Council Action: October 15, 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 Checklist.pdf](#)

[Exhibit F - Operational Plan.pdf](#)

[Exhibit i - Hotel Height and FAR Comparison.pdf](#)

- 10 [19-9402](#) CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.

City Council Action: October 15, 2019

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

[Exhibit B- Land Use Map](#)

- 11 [19-9403](#) Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). A request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

City Council Action: October 15, 2019

Attachments: [Exhibit A- Location Map](#)
[Exhibit B- Site Plan.pdf](#)
[Exhibit C- Apartment Elevations.pdf](#)
[Exhibit D- Retail Elevations.pdf](#)
[Exhibit E- Landscape Plan.pdf](#)
[Exhibit F- PD Exhibit](#)
[Exhibit G- Amenity List](#)

- 12 [19-9404](#) CPA191002 - Comprehensive Plan Amendment (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Boundary Description.pdf](#)

- 13 [19-9405](#) Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.

City Council Action: October 15, 2019

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Conceptual Images.pdf](#)

- 14** [19-9406](#) CPA191003 - Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.
City Council Action: October 15, 2019
Attachments: [Exhibit A - Location Map](#)
- 15** [19-9407](#) Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus.
City Council Action: October 15, 2019
Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Proposed PD](#)
[Exhibit i - Shared Parking Analysis](#)

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 4, 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.