



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 1, 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.

* Election of Officers at the August 5, 2019 meeting.

* 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 [19-9077](#) P190801 - Preliminary Plat- Lynn Creek Addition
- P190802 - Final Plat - Prairie Ridge, Phase 2C
- RP190801 - Replat - The Blanca Addition
- RP190802 - Replat - 307 Gilbert Circle Addition
- RP190803 - Replat- Lake Ridge, Section 20

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 [19-9097](#) Approval of Minutes of the June 3, 2019 P&Z meeting.
- Attachments:** [PZ Draft Minutes 06-03-19.pdf](#)
- 3 [19-9079](#) P190602 - Preliminary Plat - TCC Macarthur Addition, Lot 1, 2 & 3, Block 1 (City Council District 1). A request to establish three (3) separate industrial lots and identify 100 yr. flood plain, identify existing easements and dedicate the necessary utilities and easements for the immediate development of Lot 2. The 215.73-acre property is situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County. The property is zoned Light Industrial (LI) District and lies within the I-30 Overlay Corridor District and located near the northwest corner of Interstate Highway 30 WB Service Road and MacArthur Blvd. The agent is Dennis Chovan, Half Associates, Inc., the applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.
- Attachments:** [Exhibit A - Location Map](#)
- [Exhibit B - Plat](#)

- 4 [19-9078](#) P190703 - Final Plat - Remington I-30 Addition (City Council District 1). Final Plat to establish three lots, dedicate rights-of-way and establish easements on 59.11 acres. 59.11 acre tracts (54.708 acres & 2.01 acres) situated in the Levi Franklin Survey, Abstract No. 470, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39). The property is generally located at the northwest corner of Wildlife Pkwy and N. Belt line Rd., addressed at 701 E. Wildlife Pkwy. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Cody Hodge, Halff Associates, and the owner is Stan Graff.

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

[Exhibit B - Plat](#)

- 5 [19-9000](#) RP190601 - Replat - Epic West Towne Crossing, Phase 1, Lots 1A & 1B, Block B (City Council District 2). Replat of Lot 1, Block B, Epic West Towne Crossing Phase 1, creating two lots on 2.798 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc. and the owner is Mark Davis, Weber Lake Prairie TC. LP.

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

[Exhibit B - Plat.pdf](#)

- 6 [19-8995](#) RP190602 - Replat - Lakecrest Addition, Lots 6 & 7, Block 969 (City Council District 3). Consider a request to replat a 0.359 acre property into a single lot to allow for a residential development. The 0.359 acre property is part of Lot 5, Block 969/C, Dallas County, Texas and a portion of Lakecrest Drive right-of-way and is currently zoned Single Family. The property is located at the address 1302 Avenue C and is generally located east side of Avenue C. The owner is Hal Thorne, Hillstone Construction, LLC.

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

[Exhibit B - Plat.pdf](#)

- 7 [19-9089](#) S190606 - Site Plan - IH-30 MacArthur Warehouse (TCC MacArthur Addition, Blk 1, Lt 1) (City Council District 1). Site plan request for proposed two-story, 376,000 sq. ft. office/showroom warehouse facility on 22.42 acres, situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County located northwest of Interstate Highway 30 WB Service Road and MacArthur Blvd. The property is zoned Light Industrial (LI) District and is located within the IH-30 Overlay Corridor District. The agent is Dennis Chovan, Half Associates, Inc. The applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan and Tree Survey](#)
[Exhibit D - Building Elevations](#)
[Exhibit E - Rendering](#)

- 8 [19-9087](#) SU190704/S190704 - Specific Use Permit/Site Plan - Wendy's (City Council District 2). A Specific Use Permit to allow for a restaurant with a drive-through. Addressed as 1130 Arkansas Lane and SH 161 legally described as Lot 4, Block A, Bush & Pioneer Centre Addition, Dallas County, City of Grand Prairie, Texas, Zoned P-351. The applicant is Robin Ersfeldt, Watermark Engineering and the owner is Nicholas Rhoads, Heritage Partners and Stonewall Road Restaurant Group.

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Attachments: [Exhibit A- Location Map](#)
[Exhibit B- Site Plan](#)
[Exhibit C- Exterior Elevations](#)
[Exhibit D Landscape Plan](#)
[SU190704 S190704 Mailing List](#)

- 9 [19-9088](#) SU190705/S190701 - Specific Use Permit/Site Plan - Taco Bell at Epic East Towne Crossing (City Council District 2). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.227 acres. Epic East Towne Crossing, Lot 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3192 S Highway 161. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Gabriela Marks, and the owner is Mark Davis, Epic East Towne Crossing, L.P.

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

- 10 [19-9092](#) TA180601A - Text Amendment - Amending article 9, "Sign Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to clarify certain regulations regarding the procedure removal or repair of unsafe or nuisance signs.
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- 11 [19-9059](#) TA190701 - Text Amendment - Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas to clarify term limits of Board Members.
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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.

- 12** [19-9091](#) Z180602 - Zoning Change - EpicCentral (City Council District 2). Zoning Change Plan for EpicCentral, creating a planned development district for hotel, restaurant, and entertainment uses. Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4, Central Park Addition and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-187 and PD-194, within the SH 161 Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl. The owner/applicant is the City of Grand Prairie.

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

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

[Exhibit i - Development Location.pdf](#)

- 13** [19-9005](#) SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP.

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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 F - Operational Plan.pdf](#)

- 14** [19-9085](#) SU190702/S190702 - Specific Use Permit/Site Plan - Hogan Truck Rental (City Council District 1). A request for a Specific Use Permit and Site Plan for Commercial Truck Leasing/Rental Services & Equipment Sales on 7.0 acres. The subject property is zoned Light Industrial (LI) District & Planned Development-124 l (PD-124) District and is located within State Highway 161 (SH-161) Overlay Corridor District. Durable Inc. Addition, Block 1, Lots 1 and a portion of Lot 2, City of Grand Prairie, Dallas County. The property is generally located northeast of Roy Orr Blvd at Oakdale Lane, addressed at 3001 Roy Orr Blvd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Phil Mumford, Contractors Access.

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

- 15 [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.

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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](#)

- 16 [19-9096](#) CPA190601 - Comp Plan Amendment - Forum Villas (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 18.92 acres. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy.

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

- 17 [19-9006](#) Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4). Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt.

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

- 18** [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.

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

[Exhibit B - Proposed Non-Front Entry Garage Lots](#)

[Exhibit C - Elevations](#)

- 19** [19-9082](#) SU151004E - Specific Use Permit Renewal 987C- 309 SE 14th Street (City Council District 5). A Specific Use Permit renewal for Major Auto Repair and Auto Body and Paint Uses in the Commercial District. The property is located on Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C - Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The owner is Vincent Duan.

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Attachments: [Exhibit C - Legal Description Site Plan.pdf](#)

[Exhibit D - ORD 10574 12-11-2018.pdf](#)

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

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

- 20** [19-9081](#) SU120404E - Specific Use Permit Renewal 886D- 2502 Central Avenue (City Council District 5). A Specific Use Permit renewal 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. The owner is Vincente Duan.

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

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

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

- 21** [19-9080](#) SU980303A - Specific Use Permit Renewal 674 - 2302 S Carrier Parkway (City Council District 2). A Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, Grand Prairie, TX, Dallas County.

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

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

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

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 June 28, 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.