



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 3, 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** [19-8994](#) P190701 - Final Plat- The Lakes at Grand Prairie, Lot 1, Block A
- P190702 - Minor Subdivision Plat - Granados Park, Lots 1 & 2, Block A
- P190703 - Final Plat - Remington I-30 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 [19-8997](#) Approval of Minutes of the May 6, 2019 P&Z meeting.

 Attachments: [PZ Draft Minutes 05-06-19.pdf](#)
- 3 [19-9035](#) P190601 - Final Plat - R. Hernandez Addition, Lot 1, Block 1 (City Council District 6). A request to plat a 4.704 acre property into a single lot. The 4.704 acres out of the S.B. McCommas Survey, Abstract No 888, Dallas County, Texas. The property is generally located on the south and east side of Vineyard Road, approximately 500 feet east of Lake Ridge Pkwy. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Rafael and Norma Hernandez.

 Attachments: [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Final Plat.pdf](#)
- 4 [19-8998](#) P190603 - Amending Plat - Mansions at Lake Ridge Lot 2 (City Council District 6). Amending Plat for Mansions at Lake Ridge, Lot 2 to add a landscape easement and water easement. Lot 2, Mansions at Lake Ridge, City of Grand Prairie, Dallas County, Texas, zoned PD-297C, within Lake Ridge Corridor Overlay District, and addressed as 7392 Lake Ridge Pkwy. The applicant is Roger Gunderman, MBC Engineers and the owner is Andy Patel, Lake Ridge Holdings, LLC.

 Attachments: [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Amending Plat.pdf](#)
- 5 [19-8999](#) P190604 - Final Plat - Sheffield Village, Phase IV, Lot 3, Block 3 (City Council District 4). Final Plat creating one 7.24 acre lot for multi-family residential development. A portion of Lot 3, Block 3, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas, within the IH-20 Corridor Overlay and zoned Planned Development District (PD-140) and addressed as 3000 Bardin Rd. The applicant is Drew Donosky and the owner is Anant Patel.

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

- 6 [19-8904](#) SU161203A - Specific Use Permit Renewal - U-Haul (City Council District 2) - A request for a Specific Use Permit Renewal at 2418 Robinson Road, being all of Lots 1 and 2, Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas.

City Council Action: June 18, 2019

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

[Exhibit B - Site Plan.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.

- 7 [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.

Tabled

- 8 [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.

Tabled

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.

- 9** [19-9001](#) S190601 - Site Plan - Kednus Office/Showroom-Warehouse (GSW Logistics Addition) (City Council District 1). Site Plan request for a two-story, 32,000 sq.ft. office/showroom-warehouse facility on 7.5 acres situated in the Joseph R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas. The property is zoned Light Industrial (LI) District, generally located southwest of East Avenue J and 107th Street, specifically addressed at 616 107th Street. The agent is Gina McLean, Nationwide Construction, the applicant is Marshall Seavers, and the owner is Anthony Hernandez.

City Council Action: June 18, 2019

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan](#)
[Exhibit D - Tree Survey](#)
[Exhibit E - Truck Routing Plan](#)
[Exhibit F - Elevations](#)

- 10 [19-9002](#) S190603 - Site Plan - Retail at Epic East Towne Crossing, 1010 Mayfield Rd. (City Council District 2). Site Plan for a 7,067 sq. ft. retail building. Lot 5, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

City Council Action: June 18, 2019

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

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

- 11 [19-9003](#) S190607 - Site Plan - Lakes at Grand Prairie (City Council District 4). Site Plan for Lakes at Grand Prairie, a 140-unit, multi-family development on 7.15 acres. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

City Council Action: June 18, 2019

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

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

- 12 [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.

City Council Action: June 18, 2019

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

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

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit i - DRC Comments.pdf](#)

[Exhibit ii - Alternative Design.pdf](#)

- 13** [19-9004](#) SU190601 - Specific Use Permit - Enchanted Event Hall (City Council District 2). Specific Use Permit to allow for an Event Center named Enchanted Event Hall. The 4.2 acre property is zoned GR, General Retail District. The property is generally located at the northeast corner of S. Carrier Parkway and W. Warrior Trail. The property is addressed at 3005 S. Carrier Parkway. The applicant is Cynthia Trejo and the owner is Malik Bhagat.
City Council Action: June 18, 2019
Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Floor Plan.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Operational Plan.pdf](#)
- 14** [19-9030](#) CPA190603 - Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial and Commercial/Retail/Office to High-Density Residential on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District and PD-260 Planned Development 260 District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. 3514-3560 Hardrock Road & 4701 Rock Island Road
City Council Action: June 18, 2019
Attachments: [Exhibit A-Location Map](#)
[Exhibit B- FLUM](#)

- 15** [19-9007](#) Z190603/CP190603 - Zoning Change/Concept Plan - 3514-3560 Hardrock Road & 4701 Rock Island Road (City Council District 1). Planned Development request and Concept Plan for Multi-Family uses on 31.33 acres. The Concept Plan depicts 1,072 multi-family units on the east and west sides of Hardrock Road west of SH 161 on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned "SF-1" Single-Family One Residential District and "PD-260" Planned Development 260 District within the Highway 161 Corridor, generally located southwest of the intersection of Highway 161 and West Rock Island Road addressed as 3514-3560 Hardrock Road and 4701 Rock Island Road. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Ruth Nevil, Paul Trang, Larry Causey, Raymond Montreuil, HighPlains Children's Home and Family Services Foundation Inc., Patricia Yantch Perkins and Edward Yantch

City Council Action: June 18, 2019

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

[Exhibit B- Concept Plan](#)

[Exhibit C- Renderings](#)

[Z190603 CP190603 Mailing Labels.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 May 31, 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.