



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, April 2, 2018

5:30 PM

City Hall, Briefing Room

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#### 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.

**\*Briefing Update - Proposition A, Charter Amendment**

**\* Agenda Review**

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**Public Hearing  
6:30 p.m. Council Chambers**

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**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      [18-7731](#)      P180501 - Final Plat- Victory Shops at Lakeridge 2
- P180502 - Final Plat - Mira Lagos East Townhomes
- P180503 - Preliminary Plat- Prairie Ridge, Phase 2
- P180504 - Final Plat - Carrier Parkway Townhomes

### **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      [18-7730](#)      Approval of Minutes of the March 5, 2018 P&Z meeting.
- Attachments:** [PZ Draft Minutes 03-05-18.pdf](#)
- 3      [18-7763](#)      P171207 - Preliminary Plat - Carrier Parkway Townhomes (City Council District 1).  
A Preliminary Plat for 30 single family-townhouse lots and seven common lots on 5.42 acres. Tract 57, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned MF-1, within the Highway 161 Corridor Overlay, and addressed as 1720 S. Carrier Parkway, approximately 530 feet north of W. Marshall Drive. The owner is K- Flip, LLC, the applicant is Ahmad Abbadi, and the agent is Mesa Design-Build, LLC.
- Attachments:** [Location Map.pdf](#)  
                                 [Exhibit - Preliminary Plat.pdf](#)
- 4      [18-7732](#)      P180103 - Final Plat - Clearview Estates (City Council District 6). Final Plat for Clearview Estates creating 35 residential lots and 5 open space lots on 8.891 acres. Tracts 3A2A, 3C2A, 3C3, and 3G, Caroline M Adams Survey, Abstract 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-360, within the Lakeridge Overlay District, and generally located east of Day Miar Road on E. Seeton Road. The agent is Kylon Wilson, Stantec and the owner is John Arnold, Skorburg.
- Attachments:** [Location Map.pdf](#)  
                                 [Exhibit A - Plat.pdf](#)

- 5      [18-7733](#)      P180401 - Preliminary Plat - Brighton Estates, Phase 1A (City Council District 4). Preliminary Plat for Brighton Estates Phase 1A, creating 61 residential lots and five open space lots on 19.35 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, and addressed as 3600 S Great Southwest Pkwy. The applicant is Mark Allen, D R Horton-DFW West and the owner is Dan Luby, ECOM Real Estate Mgmt.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Preliminary Plat.pdf](#)
- 6      [18-7734](#)      P180402 - Preliminary Plat - Brighton Estates, Phase 1B (City Council District 4). Preliminary Plat for Brighton Estates Phase 1B, creating 80 residential lots and six open space lots on 18.92 acres. Tract 5 and Tract 5A, E. Roland Survey, Abstract No. 1313, Grand Prairie, Tarrant County, Texas, zoned PD-361, and addressed as 3412 and 3475 S Great Southwest Pkwy. The applicant is Mark Allen, D R Horton-DFW West and the owner is Dan Luby, ECOM Real Estate Mgmt.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit A - Preliminary Plat.pdf](#)
- 7      [18-7736](#)      S180401 - Site Plan Amendment - Walmart (City Council District 6). Site Plan Amendment to add a canopy structure for online pickup customers at an existing Walmart Supercenter. Lot 1, Block B, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, 22.20 acres zoned PD-250, within Interstate 20 Corridor Overlay District and addressed 2225 W Interstate Highway 20. The agent is Carolyn Koch, Kimley-Horn & Associates, Inc. and the owner is Brian Frazier, Wal-Mart Real Estate Business Trust.  
**City Council Action: April 17, 2018**  
**Attachments:** [Location Map.pdf](#)  
[S180401 Mailing List.pdf](#)  
[Exhibit A - Site Plan](#)
- 8      [18-7744](#)      Z180401 - Zoning Change - 2024 W.E. Roberts St. (City Council District 1). A request to rezone 0.1 acres of property from MF-1, Multi Family-One Residential District, to PD, Planned Development District to allow for a single family residential dwelling. Lot 15, Block 38, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, generally located on the north side of W.E. Roberts St, approximately 230-feet west of SW 22nd Street and addressed as 2024 W.E. Roberts St. The owner/applicant is Luna Clemente.  
**City Council Action: April 17, 2018**  
**Attachments:** [Location Map.pdf](#)  
[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.*

- 9**      [18-7740](#)      TA180401 - Text Amendment - Donation Boxes - Amendment to the Unified Development Code of the City of Grand Prairie, to amend Article 11: Performance Standards within the Unified Development Code, by adding regulations for off-premise donation collection boxes or bins. The applicant is the City of Grand Prairie.
- 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.*

- 10**      [18-7737](#)      S180402 - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Site Plan for proposed 24K sq. ft. expansion of an existing 84K sq. ft. Warehouse/Transfer & Storage Terminal on a 32.14.22 acre lot. The proposed 60-door terminal expansion to the site consist additional employee and trailer parking primarily located on the western portion of the property. Lot 1, Block 3, Stellar Way Addition, City of Grand Prairie, Dallas County, Texas, 32.410 acres zoned Planned Development-221 (PD-221) District, located within the State Highway 161(SH-161) Corridor Overlay District and addressed 211 W. Trinity Boulevard. The agent is Jake Fears, Wier & Associates, Inc. and the owner is John Robertson, AAA Cooper.

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**Attachments:** [Location Map.pdf](#)  
[S180402 Mailing List.pdf](#)  
[Exhibit C - Landscaping](#)  
[Exhibit A - Arch Elevations](#)  
[Exhibit B - Site Plan](#)

- 11**      [18-7738](#)      S180403 - Site Plan - Polani Office Building (City Council District 5). Site Plan for (1) one commercial building on 0.218 acre lot. The purpose for the site plan is to relocate the existing self-service ice machine on the property and reconfigure parking and driveways to accommodate the proposed building remodel. Lot 1, Block 14, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, 0.218 acres zoned (CA) Central Area within the Central Business District (CBD) Overlay Corridor, Section 2 and addressed 210 S. W. 2nd Street. The owner is Muhammed Polani, DFW 2005 Inc.

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**Attachments:** [Location Map.pdf](#)  
[S180403 Mailing List.pdf](#)  
[Exhibit B - Site Plan](#)  
[Exhibit A - Elevations](#)

- 12**      [18-7746](#)      S180405 - Site Plan - Wildlife Commerce Park, Phase 2 (City Council District 1). Site Plan for (5) five office/warehouse buildings on approximately 86 acres. The proposal consists of five buildings ranging from 100,000 sq. ft. to 520,000 sq. ft. Lot 4, Block 1, Wildlife Commerce Park Addition, City of Grand Prairie, Dallas County, Texas, 14.22 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed 2500 N. Belt Line Road. Portions of Tracts 7.1, 10, and 11, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, approximately 70.08 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed as 601 W Wildlife Parkway, 618 Palace Parkway, and 1225 N. Belt Line Road. The applicant is Richard Nordyke, O'Brien Architects and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

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**Attachments:** [Location Map.pdf](#)  
[S180405 Mailing List.pdf](#)  
[Exhibit F - Building 11](#)  
[Exhibit A - Wildlife Phase II](#)  
[Exhibit B - Building 7](#)  
[Exhibit C - Building 8](#)  
[Exhibit D - Building 9](#)  
[Exhibit E - Building 10](#)

- 13**      [18-7739](#)      S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Site Plan for Forum at Robinson Apartments Phase 1 with 273 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners.

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**Attachments:** [Location Map.pdf](#)  
[S180404 Mailing List.pdf](#)  
[Exhibit A - Concept Plan Exhibit](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Bldg A Elevation](#)  
[Exhibit D - Bldg B Elevation](#)  
[Exhibit E - Bldg C Elevation](#)  
[Exhibit F - Color Elevations](#)

## **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 30, 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.**