



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, May 6, 2019

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.

#### Agenda Review

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

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**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      [19-8901](#)      P190601 - Final Plat - R. Hernandez Addition, Lot 1, Block 1
- P190602 - Preliminary Plat - TCC Macarthur Addition, Lot 1, 2 & 3, Block 1
- P190603 - Amending Plat - Mansions at Lake Ridge Lot 2
- P190604 - Final Plat - Sheffield Village, Phase IV
- P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1
- P190606 - Preliminary Plat - Grand Oaks Single Family Residences
- RP190601 - Replat - Epic West Towne Crossing, Phase II, Lots 1A & 1B, Block B
- RP190602 - Replat - Lakecrest Addition, Lots 6 & 7, Block 969

### 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      [19-8915](#)      Approval of Minutes of the April 1, 2019 P&Z meeting.
- Attachments: [PZ Draft Minutes 04-01-19.pdf](#)
- 3      [19-8909](#)      P190502 - Final Plat - Smith I-20 Addition, Lot 1, Block A (City Council District 4).  
Final Plat for Smith I-20 Addition, Lot 1, Block A. 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 Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company.
- Attachments: [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)

- 4      [19-8910](#)      RP190501 - Replat - County Line Addition Revised, Lots 1R1 & 1R2 (City Council District1). Consider a Replat to create County Line Addition Revised, Lots 1-A & 1-B subdividing (1) one lot into (2) two lots on 6.401 acres. County Line Addition Revised, Lots 1-A & 1-B, 6.401 acres out of the Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) district, generally located south of W. Jefferson Street and approximately 446 feet east of N. Great Southwest Pkwy., specifically addressed at 2515 W. Jefferson Street. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Patrick Lawler, Lawler Enterprises LLC.

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

- 5      [19-8911](#)      RP190502 - Replat - Dalworth Hills Addition Revised, Lot 19R, Block 4 (City Council District 1). Consider a Replat to create Dalworth Hills Addition Revised, Block 4, Lot 19-R combining (13) thirteen lots into a single lot (1) on 1.985 acres. Dalworth Hills Addition, Block 4, Lot 19-R, 1.985 acres out of the Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) district, generally located at the southeast corner of Doreen Street. N.W. 24th Street, specifically addressed at 2337, 2331, 2327 and 2323 Doreen Street. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Bob Brueggemeyer, Brueggemery & Shwartz.

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

- 6      [19-8912](#)      RP190503 - Replat - Lake Ridge Section 18A, Phase 3, Lot 2348R, Block H (City Council District 6). Replat to create Lot 2348-R, Block H, Lake Ridge Section 18-A Phase 3, a single residential lot on 2.039 acres. Lots 2348 and 2349, Block H, Lake Ridge Section 18-A Phase 3, City of Grand Prairie, Dallas County, Texas, zoned PD-258, located at the addresses 2948 and 2952 Murfield Av. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Freddie Thomas.

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

- 7      [19-8903](#)      S190501 - Site Plan - Royalton @ Grand Prairie (City Council District 2). A request to approve a site plan on a vacant lot for multi-family uses. Being 11.997 acres out of the Frederick Dohme Survey, Abstract NO. 395, City of Grand Prairie, Dallas County, Texas zoned PD-382 within the IH 20 and Hwy 161 Corridors, located at the southwest corner of South Forum Drive and Hwy 161. The agent is Scott Minnis, G&A McAdams and the owner is David Dunson, SWBC Real Estate.

**City Council Action: May 21, 2019**

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

- 8      [19-8904](#)      SU161203A - Specific Use Permit Renewal - U-Haul (City Council District 2) - A request for four (4) U-Haul trucking spaces 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.

**Tabled**

### **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.*

- 9**      [19-8906](#)      SU190501 - Specific Use Permit - McDonald's at 102 W Pioneer Pkwy (City Council District 2). Specific Use Permit for a restaurant with a drive-through to expand the drive-through of an existing restaurant. Twelve Oaks Addition, Lot 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-14, addressed as 102 W Pioneer Pkwy. The agent is Matt Korte and the owner is Patrick Piehl.

**City Council Action: May 21, 2019**

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

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

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

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

- 10**      [19-8905](#)      SU190404 - Specific Use Permit - Batch Plant, 2400 W. Hunter Ferrell Road (City Council District 1). Specific Use Permit to operate a permanent concrete batch plant. Property described as 13.611 acres out of the Israel Jennings survey, abstract no. 679, City of Grand Prairie, Dallas County, Texas, approximately 13.611 acres zoned LI, Light Industrial and addressed as 2400 W Hunter Ferrell Road, Grand Prairie, Texas. The applicant is Maria Bonilla, Winkelmann and the owner is Gary Gilmore, Hunter Ferrell Land LP  
**City Council Action: May 21, 2019**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Landscape Plan](#)  
[Exhibit D - Operations and Equipment](#)  
[Exhibit i - Noise Abatement Study \(4.10.2019\)](#)  
[Exhibit ii - Env Svcs Concrete Plant memo Hunter Ferrell - April, 2019](#)
- 11**      [19-8807](#)      Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu.  
**City Council Action: May 21, 2019**  
**Attachments:** [Exhibit A - Boundary Description](#)  
[Exhibit B - Use Zones](#)  
[Exhibit C - Concept Plan](#)  
[Exhibit D - Proposed PD Standards](#)
- 12**      [19-8907](#)      TA180601A- Text Amendment- Sign Standards. An amendment to Article 9, Sign Standards, of the Unified Development Code, to include or modify language outlining the City's process for taking action against illegal, damaged, or abandoned signs.  
**City Council Action: May 21, 2019**
- 13**      [19-8908](#)      TA190601 - Text Amendment - An Amendment to Article 4, Permissible Uses, of the Unified Development Code to revise the use tables to include regulations governing the sales of prepackaged liquor for off-site consumption.  
**City Council Action: May 21, 2019**

## **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 3, 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.**