



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, June 5, 2017

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 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**      [17-6828](#)      RP170701 - Replat- Dalworth Hills, Lot 32R, Block 3

**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      [17-6830](#)      Approval of Minutes of the May 1, 2017 P&Z meeting.  
  
                 **Attachments:** [PZ Draft Minutes 05-01-17.pdf](#)
- 3      [17-6831](#)      P170601 - Final Plat - Gully Addition, Lot 1, Block 1 (City Council District 4). A request to approve a final plat to establish one non-residential lot on 0.867 acre for a Veterinarian Clinic. The subject 0.867 acre property, zoned General Retail-1 (GR-1) for commercial uses, is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard, specifically 2942 W. Camp Wisdom Road. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.  
  
                 **Attachments:** [Location Map.pdf](#)  
                                 [Exhibit - Final Plat.pdf](#)
- 4      [17-6832](#)      P170602 - Final Plat - Charter School Solutions Subdivision, Lots 1-7, Block 1 (City Council District 2). A request to approve a Final Plat of Lots 1-7, Block 1, to allow a Charter School Solutions Subdivision. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd and addressed 1441 E. Fish Creek Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn.  
  
                 **Attachments:** [Location Map.pdf](#)  
                                 [Exhibit - Final Plat.pdf](#)
- 5      [17-6833](#)      P170603 - Final Plat - DPS Grand Prairie, Lot 1, Block 1 (City Council District 5). A request to approve a final plat to establish one non-residential lots on 5.63 acre for a Texas DPS Driver's License facility. The 5.78 acre is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District allowing for Commercial uses. The property lies within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II.  
  
                 **Attachments:** [Location Map.pdf](#)  
                                 [Exhibit - Final Plat.pdf](#)

- 6      [17-6834](#)      P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1 (City Council District 2). A request to approve a Minor Subdivision Plat of Lot 1 and Lot 2, Block 1, of Sarinana Addition, to create two separate lots out of one lot within the existing non-residential subdivision. The 0.539-acre tract is zoned General Retail (GR) addressed as 3304 Corn Valley. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Final Plat.pdf](#)
- 7      [17-6835](#)      P170605 - Final Plat - Victory @ Lakeridge, Lot 4, Block 1 (City Council District 6). A request to approve a Final Plat of Lot 4, Block 1 of Victory @ Lakeridge Addition. The 6.17-acre property is zoned Planned Development-283 (PD-283) District, within the Lakeridge Overlay District, and generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Final Plat.pdf](#)  
[DRC COMMENTS.pdf](#)
- 8      [17-6836](#)      P170606 - Preliminary Plat - Clearview Estates (City Council District 6). A request to approve a Preliminary Plat establishing a 35-lot residential subdivision on 8.89 acres. The subject property is zoned Planned Development-360 (PD-360) District, within the Lakeridge Overlay District, and addressed as 2700 and 2720 E. Seeton Road. The agent is Kylon Wilson, Stantec and the applicant is John Arnold, Skorburg.  
**Attachments:** [Location Map.pdf](#)  
[Exhibit - Preliminary Plat.pdf](#)  
[DRC COMMENTS.pdf](#)
- 9      [17-6838](#)      RP170602 - Replat - Vineyard Estates No. 2 Addition, Lots 1-A and 1-B (City Council District 6). A request to approve a Replat of Lots 1-A and 1-B, of Vineyard Estates No. 2 Addition, to create two lots out of one lot within the existing residential subdivision. The 0.8654-acre tract is zoned Single Family-One (SF-1) District, located within the Interstate 20 (I-20) corridor overlay district, and addressed as 1631 Vineyard Rd. The owner is Javier Ramos and the surveyor is Luke Keeton, Keeton Surveying Co.  
**Attachments:** [Location Map.pdf](#)  
[PON, Public Owner Notification Map.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Replat.pdf](#)

- 10      [17-6839](#)      RP170603 - Replat - Burbank Gardens Addition Unit #1 Revised, Lot 105-R (City Council District 5). A replat to combine two (2) Commercial lots into one (1) single Commercial lot on 0.551 acres. The property is generally located at the northeast corner of N.E. 28th Street and E. Main Street. The property is addressed at 2800 & 2814 E. Main Street. The 0.551 acre property is zoned Commercial (C) and lies within the Central Business District (CBD) Overlay Corridor District, Section 4. The owner is Tobias Velasquez and the surveyor is Luke Keeton, Keeton Surveying Co.

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

[Exhibit - Replat.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.*

- 11      [17-6829](#)      RP170301 - Replat - Family Dollar - Belt Line GP, Lot 14A, Block A (City Council District 2). A request to approve a Replat creating one non-residential lot on 1.528 acres. The subject property is addressed as 2010 S. Belt Line Road and zoned Planned Development 358 (PD-358) District for general retail uses. The agent is Sreeni Bollu and the owner is Benny Emmons, Emmons & Emmons LP.

**Case Tabled**

- 12      [17-6842](#)      S170605 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

**Case Tabled**

- 13**      [17-6845](#)      SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.
- Case 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.*

- 14**      [17-6850](#)      Z170604/CP170601 - Zoning Change/Concept Plan - ECOM Northern Tract (City Council District 4). A request to rezone 19.60 acres from Planned Development-77 (PD-77) District to a Planned Development for single family detached uses. The subject property is located on the northwest corner of S. Forum Drive and S. Great Southwest Parkway. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

**City Council Action: June 20, 2017**

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

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Concept Plan.pdf](#)

- 15**      [17-6849](#)      Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The address for the property is 3304 Corn Valley Rd. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.

**City Council Action: June 20, 2017**

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

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Zoning Plan.pdf](#)

- 16**      [17-6848](#)      S170605 - Site Plan - Harmony School of Innovation (City Council District 2). Approval of a Planned Development Site Plan to a Planned Development (PD) district to allow a school. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn.

**City Council Action: June 20, 2017**

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

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[Landscape Data Table.pdf](#)

[Facade and Exterior Table Requirements.pdf](#)

- 17      [17-6843](#)      S170606 - Site Plan - Prairie Gate Community (City Council District 2). A request to approve a site plan to develop a 264-unit apartment complex one tract on 14.665 acres. The 14.665-acre property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The property is zoned Planned Development 19 (PD-19) District allowing for apartment uses, and within Interstate 20 (I-20) Overlay Corridor District. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Reginald Crump, Bedford Enterprises.

**City Council Action: June 20, 2017**

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

[PON, Property Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Elevations.pdf](#)

[Exhibit - Site Plan .pdf](#)

- 18      [17-6844](#)      SU170601/S170601 - Specific Use Permit/Site Plan - Whataburger at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.32-acre property is zoned Planned Development-351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2630 S Highway 161. The agent is Steven Granado, Jacobs and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

**City Council Action: June 20, 2017**

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

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[Exhibit - Color Rendering.pdf](#)

[Operational Plan 5-25-17.pdf](#)

- 19**      [17-6841](#)      S170604 - Site Plan - Oakdale Spec Warehouse (City Council District 1). A request to approve a Site Plan authorizing the construction and operation of a 400,000 sq. ft. office/warehouse building. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development and the owner is Cris Burgum, SAIA LTL Freight.
- City Council Action: June 20, 2017**
- Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Site Plan Package.pdf](#)
- 20**      [17-6847](#)      Z170601 - Zoning Change - 2601 W Jefferson Street (City Council District 1). A request to approve a Zoning Change from Commercial Office (CO) District to General Retail (GR) District. The 0.43-acre property is located on the southwest corner of W. Jefferson Street and S. Great Southwest Parkway, within Central Business District No. 1 (CBD-1), and addressed as 2601 W. Jefferson Street. The owner is Carina Tran.
- City Council Action: June 20, 2017**
- Attachments:** [Location Map.pdf](#)  
[PON, Public Owner Notification Map.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Zoning Plan.pdf](#)  
[Metes and Bounds Description.pdf](#)
- 21**      [17-6846](#)      SU170603/S170603 - Specific Use Permit/Site Plan - Gas Station & Convenience Store at 2501 S Belt Line Rd (City Council District 3). A request to approve a Specific Use Permit and Site Plan for a convenience store with gasoline sales generally located on one non-residential lot. The 0.88957-acre tract is zoned General Retail (GR) and located at the address 2501 S. Beltline Rd. The applicant is Shiraz Jivani.
- City Council Action: June 20, 2017**
- Attachments:** [Location Map.pdf](#)  
[PON, Public Owner Notification Map.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Site Plan.pdf](#)  
[Exhibit - Landscape Plan.pdf](#)  
[Exhibit - Elevations.pdf](#)



- 22**      [17-6840](#)      TA170501 - Text Amendment - Amending Article 11: Performance Standards, Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages - 11.12.1 Standards Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may be sold or for on premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, and theaters only in accordance with the following standards. On premise consumption of alcoholic beverages shall be: J. Allowed as an incidental use within a theater, except there shall be no bar holding area allowed.
- Attachments:** [TA170501 Article 11, Performance Standards , Section 12.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 June 2, 2017.**

**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.**