



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, August 6, 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.

\*Discussion - Election of Officers scheduled for September 10, 2018 meeting.

\* 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      [18-8093](#)      P180901 - Preliminary Plat - Harmony School of Science
- P180902 - Minor Subdivision Plat - Pittman Addition, Minor Plat
- P180903 - Preliminary Plat - Forum Drive, Phase 1
- P180904 - Final Plat - Prairie Lakes
- P180905 - Preliminary Plat - Century Commercial Park
- RP180901 - Replat - Atmex Addition
- RP180902 - Replat - Shady Grove Acres, Lots 3R & 4R1

### **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      [18-8094](#)      Approval of Minutes of the July 2, 2018 P&Z meeting.
- Attachments:** [PZ Draft Minutes 07-02-18.pdf](#)
- 3      [18-8095](#)      P180802 - Preliminary Plat - Crescent Heights (City Council District 2). Preliminary Plat for Crescent Heights consisting of 89 single family detached residential lots, 1 open space lot, all on 13.107 acres. 13.107 acres tract of land out of Edward B. Wooten Survey, Abstract No. 135, located in the H. Henderson Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas. The property is zoned PD-14B district and is generally located at the southeast corner of S.W. 3rd Street and Freetown Road. The applicant is Sandy Stephens, Cole Design Group and the owner is Yigal Lelah, Casa Bella Homes.
- Attachments:** [Location Map, P180802.pdf](#)  
   [Exhibit B - Preliminary Plat](#)  
   [Exhibit C - PD-14B.pdf](#)

- 4      [18-8097](#)      RP180801 - Replat - Winholt Addition (City Council District 1). A request to approve a replat, Winholt Addition, Block 1 Lots 1 & 2 to establish property boundaries for two industrial lots on 4.971 acres. 4.971 acres out of the Madison Gooden Survey, Abstract No. 594, City of Grand Prairie and Arlington, Tarrant County, Texas. The property is generally located east of 111th Street, just north of the city limit boundary with City of Arlington; more specifically addressed at 1116 111th Street. The property is zoned Light Industrial (LI) District and is within the Great Southwest Industrial (GSW) District. The applicant is Gina McLean, Nationwide Construction and the owner is Jonathan Holtz, Jono Realty.
- Attachments:** [Location Map, RP180801.pdf](#)  
   [Exhibit B - Replat](#)
- 5      [18-8098](#)      RP180802 - Replat - Iglesia Evangelica (City Council District 5). Final Plat of Lot 350R3, Block 793, Iglesia Evangelica Addition, a single lot for a residential development. Lot 295, Block 793, Burbank Gardens Addition, and Lot 350R2, Block 793, Iglesia Evangelica Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, Single Family-4 Residential District and addressed as 501 NE 31st Street and 502 MacArthur Boulevard. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Iglesia Evangelica.
- Attachments:** [Location Map, RP180802.pdf](#)  
   [Exhibit A - Replat](#)
- 6      [18-8104](#)      SU180802 - Specific Use Permit - Re-Teck Electronics (City Council District 1). Consider a request to approve a Specific Use Permit for a Warehouse with Indoor Electronic Salvage Use. The 5.8 acre property is zoned Light Industrial (LI) District. The property is generally located on the southeast corner of 109th Street and Avenue T, more specifically addressed at 902 Avenue T. The property is located in Great Southwest Industrial (GSW) District. The applicant is Glen Leatherwood and the owner is Reza Soltanian, Regant Aerospace Corp.
- City Council Action: August 21, 2018**
- Attachments:** [SU180804 Mailing List.pdf](#)  
   [Exhibit A - Location Map](#)  
   [Exhibit B - Site Plan](#)  
   [Exhibit C - Operational Plan](#)

**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.*

- 7      [18-8100](#)      S180801 - Site Plan - Olive Garden at Epic West Towne Crossing (City Council District 2). A Site Plan for Olive Garden, a 7,757 sq. ft. restaurant at Epic West Towne Crossing on 1.875 acres. Lot 5, Block B, of Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3138 S Highway 161. The agent is Kourtnie Airheart, CDS Development, the applicant is James Powell, Olive Garden Holdings, and the owner is John Weber, Epic West Towne Crossing LP.  
**City Council Action: August 21, 2018**  
**Attachments:** [PON Labels.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)
- 8      [18-8106](#)      SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.  
**City Council Action: August 21, 2018**  
**Attachments:** [SU180804 Mailing List.pdf](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Elevations](#)  
[Exhibit D - Landscape Plan](#)
- 9      [18-8101](#)      S180805 - Site Plan - Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). A Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC.  
**City Council Action: August 21, 2018**  
**Attachments:** [PON Labels.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)

- 10**      [18-8110](#)      Z180803/CP180802 - Zoning Change/Concept Plan - 400 W. Tarrant Road (City Council District 5). Zoning Change and Concept Plan from Planned Development PD-217 to Planned Development PD-217D to facilitate the development of retail and commercial uses at 400 W. Tarrant Road. A portion of property recorded as Stonechase Apartments Addition City of Grand Prairie, Dallas County, Texas. Approximately .865 acres zoned PD-217 in the Belt Line Overlay located approximately 800 feet east of the intersection of W. Tarrant Road and NW 7th Street and addressed as 400 W. Tarrant Road. The applicant is Matt Hurt, Dawson & Sodd and the owner is Stephen Corley, Nat. Elect. Cont. Assoc.

**City Council Action: August 21, 2018**

**Attachments:** [Location Map, Z180803 CP180802.pdf](#)  
[Z180803 Mailing List.pdf](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Restaurant Concept](#)  
[Exhibit C - Multi Story Office Concept](#)  
[Exhibit D - Single Story Office Concept](#)  
[Exhibit E - Development Regulations](#)

- 11**      [18-8103](#)      Z180802/CP180801 - Zoning Change/Concept Plan - Hidden Tree (City Council District 1). Planned Development and Concept Plan for a Hidden Tree, a manufactured home park with 300 units on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic, 67ECO, LLC.

**City Council Action: August 21, 2018**

**Attachments:** [PON Labels.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Exhibit i - Conditions of Approval.pdf](#)  
[Exhibit ii - Petition Against Request.pdf](#)

- 12**      [18-8102](#)      SU180801 - Specific Use Permit - Hidden Tree (City Council District 1). A Specific Use Permit for Hidden Tree, a manufactured home park on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic.  
**City Council Action: August 21, 2018**

**Attachments:** [PON Labels.pdf](#)

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

[Exhibit B - Legal Description.pdf](#)

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

[Exhibit i - Conditions of Approval.pdf](#)

[Exhibit ii - Petition Against Request.pdf](#)

- 13**      [18-8109](#)      Z180801 - Zoning Change - Northeast Corner of Highway 161 and Shady Grove (City Council District 1). A request to rezone 10.035 acres from SF-1 and PD-3 to Commercial. Tracts 12, 12.1, 13, and 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned SF-1 and PD-3, within the SH 161 Overlay District, and generally located at the north east corner of N Highway 161 and W Shady Grove Rd. 918, 902, and 1002 W. Shady Grove Road. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP, and the owner is David Zulejkic.

**City Council Action: August 21, 2018**

**Attachments:** [PON Labels.pdf](#)

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

[Exhibit B - Legal Description.pdf](#)

[Exhibit C - Zoning Exhibit.pdf](#)

- 14**      [18-8108](#)      SU180805/S180803 - Specific Use Permit/Site Plan - Oakdale and Hwy 161 (City Council District 1). Specific Use Permit and Site Plan for a 625,346 square foot industrial warehouse with proposed storage use 53.4 acres. John R Baugh Abst 137 Pg 65, City of Grand Prairie, Dallas County, Texas, Planned Development-39 (PD-39), within the Highway 161 Overlay District, addressed as 1113 W. Oakdale Road. The owner is Travis Baxter, Pritchard Associates.

**City Council Action: August 21, 2018**

**Attachments:** [Location Map, SU180805 S180803.pdf](#)

[SU180805 Mailing List.pdf](#)

[Exhibit A - Location Map](#)

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

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

[Exhibit D - Landscape Plan.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 August 3, 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.**