



# 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 1, 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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**Vice-Chairperson John Lopez 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.*



- 5      [19-8798](#)      P190402 - Preliminary Plat - Smith I-20 Addition (City Council District 2).  
Preliminary Plat for Smith I-20 Addition, Lots 1-4, Block A. Tract 3.2 of C D Ball Survey, Abstract No. 1699 and Tract 2B02 of Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of the I-20 frontage road, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Preliminary Plat.pdf](#)
- 6      [19-8801](#)      RP190404 - Replat - Park Heights Addition, Lot 8R, Block C (City Council District 1). Replat to create Lot 8R, Block C, Park Heights Addition, a single residential lot on 0.386 acres. Lots 8 and 9, Block C, Park Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned SF-3, Single Family Dwelling District, located at the addresses 1030 and 1034 Tapley Street. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Pastor Gomez.  
**Attachments:** [Exhibit A – Location Map](#)  
[Exhibit B – Plat](#)  
[RP190404 Mailing List.pdf](#)
- 7      [18-7989](#)      RP180701 - Residential Replat - 2305 Graham Street (City Council District 5).  
Residential Replat request to create two lots out of one residential lot on 0.368 acres to create Lot 10R1 and Lot 10R2, Block 2 My Estate Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-373 Planned Development 373 District and addressed 2305 Graham St. The owner is Daniel Santos.  
**Attachments:** [Exhibit A- Location Map.pdf](#)  
[Exhibit B- Replat.pdf](#)  
[Mailing List for RP180701.pdf](#)
- 8      [19-8810](#)      RP190101 - Replat - Burbank Gardens, Lots 174R & 174R1 (City Council District 5). Replat for Burbank Gardens Unit No. 1, Lots 174R and 174R1. Lot 174 of Burbank Gardens Unit No. 1, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 738 NE 29th Street. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Maria Silva.  
**Attachments:** [Exhibit A – Location Map](#)  
[Exhibit B – Plat](#)  
[RP190101 Mailing List.pdf](#)

- 9**      [19-8718](#)      RP190302 - Replat - Westchester Elementary School Addition, Lot 1R, Block A (City Council District 6). Replat to create Lot 1R, Block A Westchester Elementary School Addition, a single lot on 21.332 acres. Westchester Elementary School Addition Block A, Lot 1 and Redding Addition, Block 1, Lot 1R. 21.332 acres out of the Thomas Tone Survey, Abstract 1460, City of Grand Prairie, Dallas County, Texas, zoned Agricultural (A) district, generally located south of W. Polo Rd, approximately 1170 feet east of S. Robinson Rd. specifically addressed at 145 W. Polo Rd. The owner is Tony Innmon, Grand Prairie ISD.
- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Plat](#)  
[Mailing List RP190302](#)
- 10**      [19-8720](#)      RP190306 - Replat - Grand Prairie Athletic Addition, Lot 1R, Block 1 (City Council District 2). Replat to create Grand Prairie Athletic Addition, Block 1, Lot 1R on a single lot on 32.005 acres. Grand Prairie Athletic Addition, Block 1, Lot 1, Ninth Grade Athletic Addition, Block 1, Lots 1 & 2, 32.005 acres out of the James Brannon Survey, Abstract 208 and Charles Campbell Survey, Abstract 376, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) district, generally located at the southeast corner of Tarrant Rd. and Stadium Dr., specifically addressed at 101 High School Drive. The owner is Tony Innmon, Grand Prairie ISD.
- Attachments:** [Mailing List RP190306](#)  
[Location Map Exhibit A](#)  
[Exhibit B](#)

## 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**      [19-8803](#)      S190104 - Site Plan - Certifit (City Council District 5). Site Plan for Certifit, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.  
**Tabled**
- 12**      [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.  
**Tabled**
- 13**      [19-8808](#)      Z170604A/CP170601A - Planned Development Request - Brighton Estates Phase 1B (City Council District 4). Amendments to the Planned Development District standards and Concept Plan for Brighton Estates Phase 1B. 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 applicant is Rich Darragh, Skorburg Company and the owner is Dan Luby, ECOM Real Estate Mgmt.  
**Withdrawn**

## 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**      [19-8719](#)      RP190303 - Replat - Stephen F. Austin Addition, Lot 1, Block A (City Council District 5). Replat to create Stephen F. Austin School Addition, Block A, Lot 1 one lot on 7.111 acres. Stephen F. Austin School Addition, Block A, Lot 1 and portion of parcel 1 in judgment Adreae Blake & Ricardo Vallejo being part of Dalworth Park Addition tracts 201 & 202, 7.111 acres out of the Hein Billsmirer Survey, Abstract 1270, and Joseph C. Reed Survey, Abstract 1270, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) district, generally located at the southwest corner of Burleson St. and N.W. 7th St., specifically addressed at 815 N.W. 7th St. The owner is Tommy Dyar, Grand Prairie Independent School District.

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

[Exhibit B - Plat](#)

[Andrea Blake Protest Letter](#)

[Mailing List RP190303](#)

- 15      [19-8809](#)      Z190402 - Zoning Change - 611 Dalway, Residential Dwelling (City Council District 1). A request to change the zoning from "NS" Neighborhood Service to "SF-4" Single-Family Four Residential District to allow for a residential dwelling on a vacant lot. Lot 1, Block C, Jefferson Heights Subdivision, City of Grand Prairie, Tarrant County, Texas, Zoned "NS", within "CBD 1" and generally located at the northeast intersection of W E Roberts Street and Dalway Drive. The owner is Miguel Lopez.  
**City Council Action: April 16, 2019**  
**Attachments:** [Exhibit A- Location Map.pdf](#)  
[Z190402 Mailing List.pdf](#)
- 16      [19-8804](#)      SU190203 - Specific Use Permit - 2155 S. Great Southwest Parkway, Event Center (City Council District 1). Specific Use Permit request to operate a Special Events Center in a 6,400 square building (former Stepper's). GSID South, Lot 11A3, City of Grand Prairie, Tarrant County, Texas. 1.5 acre lot zoned LI, Light Industrial District within the Great Southwest Industrial (GSW) Corridor Overlay, generally located at the northeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The applicant is Cong Nguyen and the owner is Tom Nguyen.  
**City Council Action: April 16, 2019**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Elevations](#)  
[SU190203 Exhibit D Floor](#)  
[SU190203 Exhibit E Oper](#)
- 17      [19-8805](#)      SU190401/S190401 - Specific Use Permit/Site Plan - 7-Eleven, 1020 Mayfield Road (City Council District 2). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 1.043 acres. Lot 4, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Overlay District, and addressed as 1020 Mayfield Rd. The agent is Kyle Vrla, Dynamic Engineering, the applicant is Marley Phillips, Creighton Development, and the owner is Mark Davis, Epic East Towne Crossing, L.P.  
**City Council Action: April 16, 2019**  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)

- 18**      [19-8806](#)      SU190402 - Specific Use Permit - Century Industrial Park, 1725, 1801, and 1801 E. Main Street (City Council District 5). Specific Use Permit request for Major Auto Repair, Body Shop, and Outside Storage on 7.6 acres. Century Commercial Park, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas. 7.6 acre tract zoned LI, Light Industrial District within the Central Business District (CBD) Overlay Corridor, Section No. 3, generally located south of E. Main Street and approximately 140 feet west of S.E. 19th Street. The agent is Michael Martin, Bannister Engineering, the applicant is Daniel Adams, and the owner is Bill & Valarie Adams.

**City Council Action: April 16, 2019**

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

- 19**      [19-8802](#)      CP190401 - Concept Plan - Northwest Corner of Robinson Rd & IH-20 Service Road. (City Council District 2). Concept Plan to depict proposed commercial uses and building layouts as well as circulation and driveway locations at the northwest corner of Interstate 20 and Robinson Road. Property described as a portion of a 22.18 acre tract out of the Stephen B. McCommas survey, abstract no. 888, City of Grand Prairie, Dallas County, Texas, approximately 3.27 acres zoned Planned Development (PD-28) within the I-20 Corridor Overlay and SH-161 Corridor Overlay and addressed as 3900 Robinson Road, Grand Prairie, Texas.

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Concept Plan](#)



## **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 29, 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.**