



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 1, 2018

5:30 PM

City Hall, Briefing Room

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

Public Hearing
6:30 p.m. Council Chambers

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 [18-8274](#) P181101 - Preliminary Plat - Oakdale Addition,
- P181102 - Final Plat - Greenway Trails, Phase 1
- P181103 - Final Plat - Oakdale Addition, Lot 1, Block 1
- P181104 - Final Plat- Prairie Ridge, Phase 2
- RP181101 - Replat - Grand Central Crossing Addition, Lots 4R & 5R, Block A
- RP181102 - Replat - Dalworth Park Residential Replat, Lots 9R1 & 10R, Block 104

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 [18-8275](#) Approval of Minutes of the September 10, 2018 P&Z meeting.
- Attachments:** [PZ Draft Minutes 09-10-18.pdf](#)
- 3 [18-8277](#) P181002 - Final Plat - Century Commercial Park (City Council District 5). Final Plat for Lot 1, Block 1, Century Commercial Park to create one lot out of multiple tracts. 7.601 acres out of the John W Kirk Abst 726 PG 030, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 1821 E. Main St. The agent is E.D. Hill and the owner is Bill & Valelie Adams.
- Attachments:** [Exhibit A - Location Map.pdf](#)
- [Exhibit B - Century Final Plat](#)
- 4 [18-8278](#) P181003 - Final Plat - Victory at Lakeridge Addition (City Council District 6). Final Plat for Lot 6, Block 1, Victory at Lakeridge Addition. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, generally located at the northeast corner of Camp Wisdom Rd and Lake Ridge Pkwy, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.
- Attachments:** [Exhibit A - Location Map.pdf](#)
- [Exhibit B - Final Plat.pdf](#)

- 5 [18-8279](#) P181004 - Final Plat - Grand Lakes Business Park, Phase 3 (City Council District 5). Final Plat for Lot 1, Block 1, Grand Lakes Business Park, Phase 3, to establish one industrial lot to accommodate industrial development. Situated in the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas. The 10.02 acre property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Corridor Overlay. The property is located south of eastbound I-30 and approximately 835 feet west of Grand Lakes Boulevard. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

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

- 6 [18-8281](#) P181007 - Final Plat - 7-Eleven Grand Prairie Addition (City Council District 1). Final Plat for Lot 1 and Lot 2, Block A, 7-Eleven Grand Prairie Addition to allow Convenience Store with Gasoline and Diesel Fuel Sales. 2.238 acres out of the BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-221 (PD-221), and within the Highway 161 Corridor Overlay District. The agent is Angie Ramsey, Vertical Construction, the applicant is Melanie Bagley, and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.

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

- 7 [18-8296](#) P181005 - Preliminary Plat - Prairie Ridge, Phase 2B (City Council District 6). Preliminary Plat for Prairie Ridge, Phase 2B, for the purpose of creating 296 lots on approximately 90 acres. Approximately 90 acres out of the JOS Stewart Survey, Abstract No. E961, in the City of Grand Prairie ETJ, Ellis County, Texas, Approximately 1 mile southwest of US Hwy 287, south of Lakeview Drive, southeast of Cypress Road. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Prairie Ridge, Phase 2B Preliminary Plat](#)

- 8 [18-8283](#) S181009 - Site Plan - Luxe at Grand Prairie (City Council District 4). Site Plan for Luxe Grand Prairie, approximately 315 multi-family residential units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-378 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The agent is Jason Pyka, Manhard Consulting, the applicant is David Coldea, DLC Residential, and the owner is Mark Cope.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan](#)
[Exhibit D - Building Elevations](#)
[S181009 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.

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 [18-8223](#) Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). A request to change from Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on 21 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On September 10, 2018, the Planning and Zoning Commission denied this request by a vote of 1-7. Motion for approval failed 1-7). (On September 18, 2018 the City Council recommended this case to the P&Z for consideration of the revised Concept Plan).

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Operational Plan.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Exhibit i - Original Concept Plan.pdf](#)
[Z180701, Mailing List.pdf](#)
[PZ Draft Minutes 09-10-18.pdf](#)

- 10** [18-8285](#) S181006 - Site Plan - Andy's Frozen Custard with ATM (City Council District 6). Site Plan for a proposed Andy's Frozen Custard drive-in service restaurant with ATM. Lot 3R, Block 3, Westchester East Addition, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-173 (PD-173). The applicant is John Bezner, Civil Point Engineers and the owner is Aaron King, Andy's Frozen Custard.

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

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

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

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

[S181006 Mailing List.pdf](#)

- 11** [18-8284](#) S181003 - Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Site Plan for Main Event, a 48,560 sq. ft. bowling center with restaurant and amusement services as accessory uses, on 4.62 acres. Lot 1, Block C, Epic West Towne Crossing Phase 1 and Lot 1, Block 5, Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3106 S HWY 161. The agent is Michael Clark, Winkelmann & Associates, the applicant is Angel Robinson, Main Event Entertainment, and the owner is John Weber, Epic West Towne Crossing LP.

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

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

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

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

[S181003 Mailing List.pdf](#)

- 12** [18-8292](#) SU181006/S181007 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 3 (City Council District 5). Specific Use Permit and Site Plan for a two-story 182,000 square foot Transfer and Storage Terminal. 10.15 acres out of the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, to be platted as Lot 1, Block 1, Grand Lakes Business Park, Phase 3. The property is zoned Light Industrial (LI) District within the Interstate-30 (IH-30) Overlay Corridor District and addressed as 4000 E IH-30, Grand Prairie, Texas. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)
[SU181006 S181007 Mailing List.pdf](#)

- 13** [18-8290](#) SU181005/S181005 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 4 (City Council District 1). Specific Use Permit & Site Plan for a two-story 297,000 square foot Transfer and Storage Terminal. Lot 1, Block B, Grand Lakes Business Park, Phase 4, City of Grand Prairie, Dallas County, Texas. 15.08 acres zoned Light Industrial (LI) District within the Interstate-30 (IH-30) Overlay Corridor District and addressed as 4025 E IH-30, Grand Prairie, Texas. The agent is Dan Gallagher and the owner is Douglas Drees, Transform Real Estate.

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevation](#)
[Exhibit D - Landscape Plan](#)
[SU181005 S181005 Mailing List.pdf](#)

- 14** [18-8286](#) SU181001/S181001 - Specific Use Permit/Site Plan - Avid Hotel (City Council District 1). Specific Use Permit and Site Plan for a 4-story, 110 room Avid hotel. Lot 1, Block 1, Golden Corral - 360 Addition, City of Grand Prairie, Tarrant County, Texas. 2.34 acres zoned Light Industrial within the State Highway 360 Corridor Overlay (SH 360), and addressed as 1102 N Highway 360. The agent is Paul Cragun, Cumulus Design and the applicant is Kalpesh Patel, Buffalo Lodging.
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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Colored Landscape Plan.pdf](#)
[Exhibit D - Exterior Elevation Option A](#)
[Exhibit E - Exterior Elevation Option B](#)
[SU181001 S181001 Mailing List.pdf](#)

- 15** [18-8288](#) SU181003/S181004 - Specific Use Permit/Site Plan - Adonis Auto (City Council District 1). Specific Use Permit and Site Plan for Adonis Auto to operate a Major Auto Repair facility with Auto Body & Paint Shop. Site 3, Block 6, GISD Commercial #5, Phase 3, City of Grand Prairie, Tarrant County, Texas, 5.5 acres zoned Light Industrial (LI) District and addressed as 1908 110th Street, Grand Prairie, Texas. The owner is Vikki Pruitt.
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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Operational Plan](#)
[SU181003 Mailing List \(3\).pdf](#)

- 16** [18-8293](#) Z181001/CP181001 - Zoning Change/Concept Plan - Robinson and Forum Apartments (City Council District 2). A Zoning Change and Concept Plan for 329 multi-family units and 26,355 of retail on 17.4 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294 and PD-294B, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, AeroFirma Corp and the owner is Rick O'Brien, Campbell-Belt Line LP.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Exhibit D - Concept Landscape Plan.pdf](#)
[Exhibit E - Conceptual Elevations.pdf](#)
[Exhibit F - Multi-Family Amenities Checklist.pdf](#)
[Z181001 CP181001 Mailing List.pdf](#)

- 17** [18-8287](#) SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901 W. Oakdale Road. 12.58 acres out of the John C. Read Survey, Abstract No. 875, City of Grand Prairie, Dallas County, Texas, located at the southeast corner of W. Oakdale Road and Hardrock Road. Zoned Planned Development -39 (PD-39) District within the State Highway-161 (SH-161) Corridor Overlay. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA.

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)
[SU181002 S181002 Mailing List.pdf](#)

- 18 [18-8168](#) TA180701 - Text Amendment - Article 4, Use Chart Update and Article 22, Fee Schedule. Amendment to the Unified Development Code, Article 4, "Permissible Uses" to revise the use chart and to revise Article 22, Fee Schedule. An Amendment to the Unified Development Code to revise the use charts to define and establish applicable districts for certain auto-related uses, industrial uses, and freight/transport uses, and billiard parlors.

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Attachments: [Exhibit A - Proposed Article 4 All Changes](#)
[Exhibit i - Definitions Updates](#)
[Exhibit ii - Summary of ARB Changes](#)
[Exhibit iii - Summary of Transport Changes.docx](#)
[Exhibit iv - Summary of Industrial Changes](#)

- 19 [18-8289](#) SU181004 - Specific Use Permit - 2625 W. Pioneer Parkway (City Council District 1). Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas. The applicant is Peter Nguyen and the owner is Matthew Loh, LGSW Capital Investment.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - BIDA EM operational plan](#)
[Exhibit C - Bida Em Floor Plan](#)
[SU181004 Mailing List.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 September 28, 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.