



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, January 8, 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 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 [18-7459](#) P171207 - Preliminary Plat - Prairie Hills Townhomes
- P180201 - Final Plat - Curtiss-Wright Addition
- P180202 - Final Plat - High Prairie Industrial Park
- P180203 - Final Plat- Scanio Falls
- P180204 - Minor Subdivision Plat - DM Hernandez Addition
- P180205 - Minor Subdivision Plat - Arbaiza Addition
- RP180201 - Replat - Dalworth Park Addition

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 [18-7460](#) Approval of Minutes of the December 4, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 12-04-17.pdf](#)
- 3 [18-7462](#) P180101 - Preliminary Plat - Prairie Gate Addition (City Council District 2).
 Preliminary Plat to establish a Multi-Family residential development on a single 14.62
 acre lot. Tract 20, Thomas J. Tone Survey, Abstract No. 1460, City of Grand
 Prairie, Dallas County, Texas, zoned Planned Development-19 (PD-19) District
 within the Interstate 20 (I-20) Corridor Overlay District, generally located on the
 southeast corner of Dechman Drive and Fish Creek Drive. The applicant is John
 Bezner, Civil Point Engineers and the owner is Chase Debaun, AeroFirma Corp.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Preliminary Plat.pdf](#)

- 4 [18-7463](#) P180102 - Preliminary Plat - Avilla Heritage (City Council District 2). Preliminary Plat, Lot 1, Block A, Avilla Heritage Addition, for the purpose of attached and detached residential development. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.43 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Preliminary Plat .pdf](#)
- 5 [18-7467](#) S180102 - Site Plan - Avilla Heritage (City Council District 2). Site Plan for the development of Avilla Heritage, 140 single-story housing units on a single 12.43 acre lot. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.43 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.
- City Council Action: January 23, 2018**
- Attachments:** [Mailing List.pdf](#)
 [Location Map.pdf](#)
 [Exhibit A - Site Plan.pdf](#)
 [Exhibit B - Landscaping Plan.pdf](#)
 [Exhibit C - Elevations.pdf](#)
- 6 [18-7465](#) P180104 - Preliminary Plat - Natitex (City Council District 1). Preliminary Plat for 13 commercial lots. Tracts 6, 6.1, 6.2, 6.3, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, approximately 13.806 acres zoned Planned Development-12 (PD-12) District within the State Highway 161 (SH-161) Corridor Overlay District. The property is generally located east of the State Highway 161 NB Service Road and north of Dickey Road, extending north of Desco Lane and addressed as 810, 830, 850, and 870 SH 161. The applicant is Rod Zielke, ZPS Consulting Engineers and the owner is Stewart Hoffman, Natitex LTD.
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Preliminary Plat.pdf](#)

- 7 [18-7466](#) RP180101 - Replat - Flex-N-Gate (City Council District 6). Preliminary Plat, Lot 1R, Block D, Bardin Road Addition, for the purpose of creating a single lot for industrial development. Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.38 acres zoned PD, Planned Development within the Interstate 20 Overlay District and addressed as 1950 and 2150 Bardin Road. The agent is Brian Wade and the owner is Don Cumming, Flex-N-Gate.

Attachments: [Location Map.pdf](#)

[Exhibit A - 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.

- 8 [18-7469](#) S180103 - Site Plan - Church on Rush Creek (City Council District 6). Consider a site plan to accommodate a proposed expansion of an existing church campus on one lot on 14.212 acres. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The property is located in the S.C. Neill Survey, Abstract No. 1159. The property is zoned Planned Development 318B (PD-318B). The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek.

Case Tabled

- 9 [18-7472](#) Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Zoning Change and Concept Plan from PD, Planned Development to PD, Planned Development for a mixed use development consisting of approximately 85,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.
- Case Tabled**

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.

- 10** [18-7468](#) S180101 - Site Plan - Carrier Parkway Medical Office (City Council District 2).
Site Plan for a single-story medical office building, totaling 7,152 square feet on a 0.903 acre lot, Lot 3, Block 2, Community Square Addition, in the City of Grand Prairie, Dallas County, Texas, zoned PD-107 within the SH 161 Corridor Overlay and addressed as 2626 S. Carrier Parkway. The applicant is Norman Patten and the owner is Lara Abitoye.

City Council Action: January 23, 2018

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

- 11** [18-7471](#) SU180101/S180104 - Specific Use Permit/Site Plan - Albertsons Drive Through (City Council District 5). Specific Use Permit and Site Plan authorizing the construction and operation of an ATM drive thru at an existing grocery store on 6.29 acres. Lot 1R, Block 9, Dalworth Park, City of Grand Prairie, Dallas County, Texas generally located at the southwest corner of N. Carrier Pkwy and Dalworth St and addressed as 215 N. Carrier Pkwy. Zoned General Retail (GR) District, within the SH 161 Overlay District. The applicant is Clinton Coultas and the owner is Jeff Kagey, Legacy Texas Bank.

City Council Action: January 23, 2018

Attachments: [Exhibit A - Site Plan sm.pdf](#)
[Location Map.pdf](#)
[Mailing List.pdf](#)

- 12** [18-7474](#) S180106 - Site Plan - Mira Lagos Townhomes South (City Council 4). A request to approve a Site Plan for a townhome development with 87 units on 9.26 acres. Tracts 2.8 and 2.9 of BBB & C RR Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and generally located at the southwest corner of S. Grand Peninsula Drive and Lake Ridge Parkway. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.
- City Council Action: January 23, 2018**
- Attachments:** [Exhibit A - Site Plan.pdf](#)
[Exhibit B - Dimensional Control Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Screening Plan.pdf](#)
[Exhibit E - Building Elevations.pdf](#)
[Exhibit F - Street Sections.pdf](#)
[Exhibit G - Ingress and Egress Patterns.pdf](#)
[Location Map.pdf](#)
[Mailing List.pdf](#)
- 13** [18-7480](#) P171205 - Preliminary Plat - Mira Lagos East Townhomes South (City Council District 4). Preliminary Plat for Mira Lagos East Townhomes South with 87 residential lots and 3 open space lots on 9.29 acres. Tracts 2.8 and 2.9, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Overlay District, generally located west of Lake Ridge Parkway and south of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.
- City Council Action: January 23, 2018**
- Attachments:** [Exhibit A - Preliminary Plat.pdf](#)
[Exhibit B - Ingress and Egress Patterns.pdf](#)
[Location Map.pdf](#)
- 14** [18-7470](#) SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). Scheduled review of Specific Use Permit for Major Auto Repair and Auto Body and Paint uses. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan.
- City Council Action: January 23, 2018**
- Attachments:** [Exhibit A - Site Plan.pdf](#)
[Site Photo 1.jpg](#)
[Site Photo 2.jpg](#)
[Location Map.pdf](#)
[Mailings.pdf](#)

- 15** [18-7473](#) TA180101 - Text Amendment - Amendment to the Unified Development Code, Article 4 - Permissible Uses, Article 11 - Performance Standards, and Article 30 - Definitions to establish a definition and regulations for Microbreweries, Brewpubs, and Distilleries in the Central Business District. The owner/applicant is the City of Grand Prairie Planning Department.

City Council Action: January 23, 2018

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

[Article 04 redline.pdf](#)

[Article 11 redline.pdf](#)

[Article 30 redline.pdf](#)

Items for Individual Consideration

- 16** [18-7461](#) USP180101 - Unified Signage Plan - Victory at Lakeridge (City Council District 6). Unified Signage Plan for four multi-tenant signs at Victory at Lakeridge. Lots 3 and 5, Block 1 of Victory at Lakeridge and Tract 3C, M Hunt Survey, Abstract 1758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lakeridge Overlay District, and located at 5100 Lake Ridge Pkwy and 2360 W. Camp Wisdom Rd. The applicant is Brad Pilkington and the owner is Kris Ramji, Victory at Lake Ridge.

City Council Action: January 23, 2018

Attachments: [Exhibit A - Multi-Tenant Signs.pdf](#)

[Exhibit B - Sign Locations.pdf](#)

[Location Map.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 January 5, 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.