



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, September 9, 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.

- \* Election of Officers
- \* Proposed Site Plan and Plat Schedule for 2019
- \* Planning & Zoning Bylaws
- \* Agenda Review

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**Public Hearing**  
**6:30 p.m. Council Chambers**

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**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      [19-9305](#)      P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3
- P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6
- P191003 - Final Plat - Creekside at Grand Prairie Addition
- P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A

### 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      [19-9306](#)      Approval of Minutes of the August 5, 2019 P&Z meeting.
- Attachments:** [PZ Draft Minutes 08-05-19.pdf](#)
- 3      [19-9357](#)      P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
                         [Exhibit B - Final Plat.pdf](#)
- 4      [19-9307](#)      P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road. Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.
- Attachments:** [Exhibit A P190901 - Location Map](#)  
                         [Exhibit B P190901 9-9-19 Final Plat The Harmony School Addition, Lot 1, Block](#)

- 5      [19-9308](#)      SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road.

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

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

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

[Exhibit D - Operational Plan Grand Prairie Office.pdf](#)

- 6      [19-9311](#)      SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit-516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot 1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc.

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

[Exhibit B - Site Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Elevations](#)

- 7      [19-9309](#)      Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties.

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**Attachments:** [Exhibit A- Location Map.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.*

- 8      [19-9200](#)      S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture.

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**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B1 - Bldg 12](#)  
[Exhibit B2 - Bldg 13](#)  
[Exhibit B3 - Bldg 14](#)  
[Exhibit B4 - Bldg 12 Alt.](#)  
[Exhibit C - Landscape Plan](#)

- 9      [19-9212](#)      CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

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

- 10**      [19-9202](#)      Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Renderings.pdf](#)  
[Exhibit D - Field Notes.pdf](#)  
[Exhibit E - PD Requirements.pdf](#)  
[Presidium Petition Map](#)  
[Presidium Petition Opposition Percentage](#)  
[Z190801- Petition Letter](#)  
[Z190801- Signed Petition](#)  
[Z190801- Signed Petition](#)  
[Z190801- Signed Petition](#)  
[Z190801- Signed Petition](#)  
[Z190801- Signed Petition](#)

- 11**      [19-9313](#)      Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). A request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon.

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Operational Plan.pdf](#)

- 12**      [19-9310](#)      SU180504A - Specific Use Permit Renewal or Revocation - 3025 Hardrock Rd. (City Council District 1). A request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.  
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**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Operational Plan](#)  
[Exhibit D - Photos Taken 08-14-19](#)
- 13**      [19-9312](#)      SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). A request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha.  
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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Floor Plan.pdf](#)  
[Exhibit D - Operational Plan.pdf](#)
- 14**      [19-9196](#)      RP190802 - Replat - K&S Addition, 307 Gilbert Circle, Lot 1R (City Council District 1). Consider a request to replat a 2.739 acre property into a single lot to allow for an Industrial Development. The 2.739 acre property is part of The John N. Gainer Survey and Lots 1 & 2, Block A, K&S Addition, Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 307 Gilbert Circle and is generally located east side of Gilbert Circle. The agent is Lance Van Winkle and the owner is Nelson Braddy.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Plat.pdf](#)
- 15**      [19-9314](#)      TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.  
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**Attachments:** [Appendix W DRAFT](#)

- 16      [19-9315](#)      TA180701C - Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.  
**City Council Action: September 17, 2019**  
**Attachments:** [Appendix X DRAFT](#)
- 17      [19-9316](#)      TA181002A - Amendment to Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.  
**City Council Action: September 17, 2019**  
**Attachments:** [Exhibit A - Appendix F Draft.pdf](#)
- 18      [19-9317](#)      TA190901 - Amending Article 1, "General Provisions", Article 6, "Density and Dimensional Requirements", Article 12, "Platting", and Article 16, "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions.  
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**Attachments:** [Article 01 DRAFT](#)  
[Article 06 DRAFT](#)  
[Article 12 DRAFT](#)  
[Article 16 DRAFT](#)
- 19      [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.  
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**Attachments:** [Exhibit A - Boundary Description](#)  
[Exhibit B - Use Zones](#)  
[Exhibit C - Concept Plan](#)  
[Exhibit D - Proposed PD Standards](#)  
[Exhibit i - Appeal Request](#)  
[PZ Draft Minutes 05-06-19](#)

## **Citizen Comments**

## **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 6, 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.**