



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, February 4, 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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**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      [19-8624](#)      P190301 - Final Plat - J.A. Duran Addition, Lot 1, Block 1
- P190304 - Amending Plat - Dalworth Hills Addition, Amending Plat
- P190305 - Final Plat - Crescent Heights Addition, Lots 1-90, Block A
- RP190302 - Replat - Westchester Elementary School Addition, Lot 1R, Block A
- RP190303 - Replat - Stephen F. Austin Addition, Lot 1, Block A
- RP190306 - Replat - Grand Prairie Athletic Addition, Lot 1R, Block 1

### 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      [19-8626](#)      Approval of Minutes of the January 7, 2019 P&Z meeting.
- Attachments:** [PZ Draft Minutes 01-07-19.pdf](#)
- 3      [19-8627](#)      P190201 - Final Plat - Bush & Pioneer Centre, Lot 12, Block A (City Council District 2). Final Plat for Bush & Pioneer Centre, Lot 12, Block A. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
                                 [Exhibit B - Final Plat.pdf](#)
- 4      [19-8628](#)      P190202 - Final Plat - Prairie Gate Addition, Lot 1, Block A (City Council District 2). Final Plat for 264-unit multifamily lot on 14.63 acres. 14.63 acre tract out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, and generally located at the southeast corner of Dechman Drive and Fish Creek Drive. Zoned Planned Development 19 (PD-19) and lies within the Interstate 20 (I-20) Overlay Corridor District. The owner is Chase Debaun, Aerofirma Corporation.
- Attachments:** [Location Map](#)  
                                 [P190202 Prairie Gate Exhibit B](#)

- 5      [19-8629](#)      P190203 - Preliminary Plat - Elevation Addition, Lots 1 and 2, Block 1 (City Council District 2). Preliminary Plat for Elevation Addition, Lot 1 and 2, Block 1. 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-383, 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 Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP.

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

[Exhibit B - Preliminary Plat.pdf](#)

- 6      [19-8630](#)      RP190201 - Replat - Mountain Lakeview Addition, Lots 1-R & 2-R, Block 12 (City Council District 3). Replat request to establish two single family residential lots and incorporate the abandoned rights-of-way on 0.382 acre for the purpose to conform to SF-4 Zoning District's dimensional requirements. Mountain Lakeview Addition, Block 12, Lots 1R1 & 2R1, 0.382 acre parcel out of the Alex Cockrell Survey, Abstract No. 245. The property is generally located at the southwest corner of Armstead Avenue and Hardy Road (50' west of Hardy Rd). The property is zoned Single Family Four (SF-4) Residential District. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Antonia Monjaras.

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

[Exhibit B - Final Plat](#)

[RP190201 Mailing List.pdf](#)

- 7      [19-8661](#)      P190102 - Final Plat - Prairie Ridge, Phase 2B (Extraterritorial Jurisdiction). Final Plat for 98 residential lots and 4 common lots. Approximately 23.201 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie ETJ, Ellis County, Texas, generally located south of U.S. Hwy 287 between Prairie Ridge Boulevard and Lakeview Drive. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

**Attachments:** [Exhibit A - Final Plat, Phase 2B Prairie Ridge](#)

[Exhibit B - Preliminary Plat, Prairie Ridge, Phase 2B](#)

- 8      [19-8631](#)      S190203 - Site Plan - Lockheed Martin, 1701 W. Marshall Drive (City Council District 1). Site Plan for construction of a two-story 1,700 square foot entry addition to an existing Lockheed Martin industrial facility. Tract 6, Benjamin J. Adair Survey, Abstract No. 19, City of Grand Prairie, Dallas County, Texas, 122.6 acres zoned LI, Light Industrial within the SH 161 Corridor Overlay. The agent is James Tanner, Page Southerland Page, Inc., Steve Heilburn with Pacheco Koch, and Robert Shaw with Lockheed Martin.

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Building Elevations](#)  
[S190203 Mailing List.pdf](#)

- 9      [19-8632](#)      S190204 - Site Plan - Elevation ONE SIX ONE - Apartments (City Council District 2). Site Plan for Elevation - ONE SIX ONE Apartments, a 322-unit multi-family development on 14.447 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-383, 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 agent is James Tanner, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP and Robert Shaw.

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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 - Amenities Checklist.pdf](#)  
[Property Owner Notification Labels.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.*

- 10**      [19-8638](#)      Z190202 - Zoning Change - Woodhaven Mixed Use Development (City Council District 1). Zoning Change and Concept Plan for Woodhaven Mixed Use, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan.

**Case Postponed**

- 11**      [19-8640](#)      CPA190201 - Comprehensive Plan Amendment - from Commercial to Mixed Use (City Council District 1). A Comprehensive Plan Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie.

**Case Postponed****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.*

- 12**      [19-8637](#)      Z190201/CP190201 - Zoning Change/Concept Plan - Hillside Multi-Family at SH-360 and Doryn (City Council District 4). Zoning Change and Concept Plan for Hillside, a 140-unit multi-family development on 8.24 acres. Tracts 6D & 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Overlay District, generally located east of S HWY 360 and south of Doryn Dr, and addressed as 2500 Webb Lynn Rd. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Project Narrative.pdf](#)  
[Exhibit D - Conceptual Elevations.pdf](#)  
[Exhibit i - Parking Comparison.pdf](#)  
[Property Owner Notification Labels.pdf](#)

- 13**      [19-8633](#)      S190205 - Site Plan - Echo Park Canopies - (City Council District 4). Site Plan for Echo Park Solar Canopies, a solar canopy addition on 20.17 acres. Lot 1R, Block 1, Autonation Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-46, within the I-20 Overlay District, and located at the address 2615 W. Interstate Highway 20. The applicant is David Lindsay, Tri-Tex and the owner is Anthony Mucerino, Sonic Development LLC

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Canopies Example.jpg](#)  
[Exhibit D - Inverter Example.jpg](#)  
[S190205 Mailing List.pdf](#)

- 14**      [19-8634](#)      SU190201/S190201 - Specific Use Permit/Site Plan - Chick-fil-A (City Council District 2) Specific Use Permit and Site Plan for Chick-fil-A, a 5,242 sq. ft. restaurant with a drive-thru, on 1.44 acres. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

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**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)  
[Property Owner Notification Labels.pdf](#)

- 15**      [19-8636](#)      Z190203 - Zoning Change - 2579 W. Jefferson Street, Used Auto Sales (City Council District 1). Consideration of a request for a Zoning Change from CO, Commercial District to a PD, Planned Development for DFW CARS to operate a Used Car Dealership on a 0.358 acre tract of land. 0.358 acres out of Tapley Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, zoned CO, Commercial District. The applicant is Olge Eveseev, DFW Cars and the owner is Patrick Lawler, Lawler Enterprises LLC.

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Z190203 Mailing List.pdf](#)

- 16**      [19-8613](#)      TA180701B - Amendment to Article 4 ("Permissible Uses"), Article 6 ("Density and Dimensional Requirements"), Article 8 ("Landscaping and Screening"), and adopting Appendix X ("Industrial Development Standards") of the Unified Development Code of the City of Grand Prairie for the purpose of creating additional standards and revising existing standards for new industrial development and amending the zoning use charts to establish new definitions and uses related to industrial development.

**Attachments:** [TA180701B Ordinance Industrial Changes](#)  
[Exhibit A - Appendix X](#)

### **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 February 1, 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.**