



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items 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, and RP190306 - Replat - Grand Prairie Athletic Addition, Lot 1R, Block 1.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of January 7, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190102 - Final Plat - Prairie Ridge, Phase 2B (City Council District -). 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.

Item #4- 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.

Item #5-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.

Item #6-P190203 - Preliminary Plat - Robinson Apartments, Lot 1, Block 1 (City Council District 2). Preliminary Plat for Robinson Apartments, Lot 1, 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.

Item #7-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.

Item #8-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.

Item #9-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

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- CPA190201 – Comprehensive Plan Amendment – from Commercial to Mixed Use and Item #11 - Z190202 - Zoning Change - Woodhaven Mixed Use Development.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P190301, P190304, P190305, RP190302, RP190303l and RP190306, approve the minutes of January 7, 2019, and approve public hearing consent agenda items P190102, P190201, P190202, P190203, RP190201, S190203, and S190204 and postpone cases CPA190201 and Z190202.

Motion: Lopez

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**