



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 10, 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.

* Election of Officers

* 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 [18-8211](#)

P181001 - Final Plat - Saldivar Addition Revised, Block 1, Lots 1-R-1 & 1R2

P181002 - Final Plat - Century Commercial Park

P181003 - Final Plat - Victory at Lakeridge Addition, Block 1, Lot 6

P181004 - Final Plat - Grand Lakes Business Park, Phase 3

P181005 - Preliminary Plat - Prairie Ridge, Phase 2B

P181006 - Preliminary Plat - Grand Lakes Business Park, Phase 4

P181007 - Final Plat - 7-Eleven Grand Prairie Addition

RP181001 - Replat - Sharpston Heights Addition No. 2, Lot 11B

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 [18-8212](#)

Approval of Minutes of the August 6, 2018 P&Z meeting.

Attachments: [PZ Draft Minutes 08-06-18.pdf](#)

3 [18-8213](#)

P180901 - Preliminary Plat - Harmony School of Science (City Council District 5). Consider a request to approve a preliminary plat to establish one commercial lot to accommodate the redevelopment of the property for an existing charter school campus. The 5.7-acre property is situated in the Michael Farrans Survey, Abstract 111 No. 469 and Henry Bilsmirer Survey, Abstract 111, in the City of Grand Prairie, Dallas County, Texas. The MF-1 zoned property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Papa-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools.

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

[Exhibit B - Preliminary Plat](#)

- 4 [18-8215](#) P180903 - Preliminary Plat - The Sutherland, Phase 1 (City Council District 2). Preliminary plat request for Southerland, Phase 1 with 272 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The agent is Robert Jebavy, Stantec and the owner is Charles Anderson, TA Ikea 10, LP.
- Attachments:** [P180903, Location Map.pdf](#)
[Exhibit A - Plat.pdf](#)
- 5 [18-8216](#) P180904 - Final Plat - Lot 1, Block 1, Luxury Living Addition (City Council District 3). Final Plat for Lot 1, Block 1, of Prairie Lakes Luxury Living. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
- 6 [18-8217](#) P180905 - Preliminary Plat - Century Commercial Park (City Council District 5). Preliminary Plat request for Century Commercial Park to create one lot out of a tract of land on 7.601 acres. 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 William Adams.
- Attachments:** [Exhibit A - Century Prelim Plat.pdf](#)
[P180905, Location Map.pdf](#)
- 7 [18-8219](#) RP180902 - Replat - Lots 3R and 4R1, Shady Grove Acres Addition (City Council District 1). Replat of Lots 3 and 4R, Shady Grove Acres Addition, the purpose for the replat is to relocate/adjust property boundaries between the single family residential lot (Lot 3R) and the industrial property to the west (Lot 4R1). Lots 3R & 4R1, Shady Grove Acres Addition, City of Grand Prairie, Dallas County, Texas, being 1.19 acres zoned Single Family-1 (SF-1) District [Lot 3R] and Light Industrial (LI) District [Lot 4R1]. The property is generally located north of Jelmak Avenue and approximately 584 feet west Hardrock Road and addressed as 1412 & 1502 Jelmak Avenue. The property is within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Aaron Stringfellow, Wier & Associates and the owner is Ron Keith.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Replat](#)

- 8 [18-8218](#) RP180901 - Replat - Lot 1, Block 1, Atmex Addition (City Council District 5). Final Plat, Lot 1, Block 1, Atmex Addition, for a General Retail Development. Being a replat of Lots 1, 2, & 3, Burgher & Sowell's Addition, and Lots 8, 9, & 10, Burgher & Sowell's Re-Subdivision, City of Grand Prairie, Texas, zoned General Retail District, and addressed as 1640 E. Main St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Arturo Torres.
- Attachments:** [RP180901, Location Map.pdf](#)
 [Exhibit A - Plat.pdf](#)
- 9 [18-8101](#) S180805 - Site Plan - Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). A Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC.
- City Council Action: September 18, 2018**
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Site Plan.pdf](#)
 [Exhibit C - Landscape Plan.pdf](#)
 [Exhibit D - Building Elevations.pdf](#)
 [PZ Draft Minutes 8-6-19.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

- 10** [18-8214](#) P180902 - Minor Subdivision Plat - Lots 1 & 2, Block A, Pittman Addition (City Council District 6). Final Plat to create two residential lots on 1.672 acres out of the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas. Zoned SF-1, Single Family Residential District and addressed as 1729 Vicky Lane. The applicant is Terri Pittman and the owner is Charles McClellan.
- Attachments:** [P180902, Location Map.pdf](#)
[Exhibit A, Plat.pdf](#)

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.

- 11** [18-8106](#) SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Updated Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit i - Inside Rear Facade View.pdf](#)
[Exhibit ii - Elevations 8-6-18](#)
[SU180804 Mailing List.pdf](#)
[PZ Draft Minutes 8-6-19.pdf](#)

- 12** [18-8221](#) S180901 - Site Plan - Harmony School of Science (City Council District 5). Consider a site plan amendment to an existing charter school on one lot on 5.31 acres. The purpose for the amendment is to add a new construction and reconfigure the site's circulation and parking arrangement. The 5.31 acre property is zoned Multifamily-1 (MF-1) District. The property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Papa-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools.

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

[Exhibit B - Site Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Elevations](#)

[S180901, Mailing List.pdf](#)

- 13** [18-8222](#) S180902 - Site Plan - Luxury Living (City Council District 3). Site Plan for Luxury Living, a 154-unit, 55+, multi-family development. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp

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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 - Rendering.pdf](#)

[S180902, Mailing List.pdf](#)

- 14** [18-8220](#) S180903- Site Plan - 517 N. Carrier Parkway (City Council District 5). Site Plan for the refacing of an existing building at 517 N. Carrier Pkwy. Lots 3 and 4, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.75 acres zoned GR, General Retail, within the Highway 161 Corridor Overlay. Owner/applicant is Mike Del Bosque

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Attachments: [Exhibit A - Proposed Refacing](#)

[Exhibit B - Proposed Window Signage](#)

[S180903, Mailing List.pdf](#)

[S180903 Location Map.pdf](#)

- 15** [18-8223](#) Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). A request 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.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Operational Plan.pdf](#)
[Z180701, Mailing List.pdf](#)

- 16** [18-8225](#) CPA180901 - Comprehensive Plan Amendment - Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Three tracts situated in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 2.87 acres zoned Single Family-1 (SF-1) District generally located north of Josephine Lane and approximately 564 feet west of Gilber Road, addressed at 106 & 110 Josephine Lane.

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Attachments: [Z180902, Mailing List.pdf](#)
[Exhibit B CPA180901.pdf](#)
[Exhibit A Location Map.pdf](#)

- 17** [18-8224](#) Z180902 - Zoning Change - 106 & 110 Josephine Lane (City Council District 1). Zoning Change request from Single Family-1 (SF-1) District to Light Industrial (LI) District on 2.87 acres. Being two tracts of land situated in the J.C. Read Survey, Abstract No. 1183 Pg 846, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) District, generally located north of Josephine Road, approximately 564 feet west of Gilbert Road; more specifically addressed at 106 & 110 Josephine Lane. The property is within the State Highway 161 (SH 161) Overlay Corridor District. The owner is Clinton & Dorcas Weir.

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Attachments: [Z180902, Mailing List.pdf](#)
[Exhibit A Z180902 Location Map.pdf](#)
[Exhibit B Zoning Case Z180902.pdf](#)
[Exhibit C Legal Description Z180902.pdf](#)

- 18** [18-8169](#) TA180601 - Text Amendment - Article 9, Sign Standards. Amendment to the Unified Development Code, Article 9, "Sign Standards". An Amendment to the Unified Development Code to replace existing standards for signage with new standards governing temporary and permanent signage on residential and non-residential property, defining prohibited signage, murals, billboards, and accent lighting on businesses.

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Attachments: [Exhibit A - Article 9 Sign Code PZ DRAFT](#)

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 7, 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.