



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 7, 2017

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 [17-7036](#) P170901- Final Plat - 161 Toll Road Retail Corners, Lots 1 & 2, Block A
- P170902 - Preliminary Plat - Rock Creek Addition, Lot 1, Block 14
- P170903 - Final Plat - Epic East Towne Crossing Phase 1
- P170904 - Final Plat- Epic West Towne Crossing
- RP170901- Replat- J.C. Read 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 [17-7015](#) Approval of Minutes of the July 10, 2017 P&Z meeting.
- Attachments: [07-10-17.pdf](#)
- 3 [17-7017](#) P170802 - Final Plat - West Oakdale Addition (City Council District 1).
Consider a request to approve a final plat to create a non-residential lot on 24.06 acres and establish the necessary utility easements to develop the property for showroom/office-warehouse uses. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development, the applicant is Chris Brickman, Brickman Homes & Construction LLC, and the owner is Chris Burgum, Saia LTL Freight.
- Attachments: [Location Map.pdf](#)
 [Exhibit - Final Plat.pdf](#)
- 4 [17-7018](#) P170803 - Final Plat - Noble Residency Estates (City Council District 6).
Consider a request to approve a final plat to establish a twenty-eight (28) lot residential subdivision on 7.591 acres. The 7.591 acre property is zoned Planned Development 81 (PD-81) District and is generally located at the northwest corner of Matthew Road and Camp Wisdom Road. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the applicant/owner is Khuzema Mukhi, Burhani Investments LLC.
- Attachments: [Location Map.pdf](#)
 [Exhibit - Final Plat.pdf](#)

- 5 [17-7019](#) P170804 - Preliminary Plat - Epic Towne Crossing East (City Council District 2). A request to approve a Preliminary Plat of 15 lots on 30.56 acres. The subject property is located on the east side of State Highway 161 between W. Warrior Trail and Mayfield Road. The property is zoned PD-266, PD-91, and PD-273A and is within the SH 161 Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is John Weber, Weber & Company.
Attachments: [Location Map.pdf](#)
[Exhibit - Plat.pdf](#)
- 6 [17-7020](#) P170805 - Preliminary Plat - Epic Towne Crossing West (City Council District 2). A request to approve a Preliminary Plat of 13 lots on 57.58 acres. The subject property is located on the west side of State Highway 161 between W. Warrior Trail and Mayfield Road, zoned PD-266 and PD-187, and within the SH 161 Overlay Currently Zoned: PD-266. The applicant is William Winkelmann, Winkelmann & Associates and the owner is John Weber, Weber & Company.
Attachments: [Location Map.pdf](#)
[Exhibit - Plat.pdf](#)
- 7 [17-7022](#) RP170801 - Replat - First Baptist Church of Grand Prairie Addition (City Council District 2). A request to approve a Replat of Lot 1, Block 1 of First Baptist Church of Grand Prairie Addition creating two lots on 29.358 acres. The subject property is generally located on the NWC of Mayfield Road and Robinson Road and addressed as 950 Mayfield Road. The property is zoned Planned Development-91 (PD-91) District and within the SH 161 Overlay District. The agent is Stephen Alexander, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Weber & Company.
Attachments: [Location Map.pdf](#)
[Exhibit - Plat.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 [17-7030](#) SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company.

Case Tabled

- 9 [17-7032](#) S170801 - Site Plan - West Polo Road Retail (City Council District 6). Consider a request to approve a Site Plan to construct a retail commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl.

Case Tabled

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.

- 10** [17-7024](#) S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

- 11** [17-7026](#) SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

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Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

- 12** [17-7028](#) SU170801 - Specific Use Permit - Life Storage Phase 2 (City Council District 6). Approval of a Specific Use Permit/Site Plan to allow for amending an existing SUP for proposed expansion of an existing mini-warehouse self-storage facility. Proposed Phase 2 consists of 241 additional units. The 4.046 property is generally located south of W. Westchester Parkway and approximately 600 feet west of S. Carrier Parkway (335 W. Westchester Pkwy). The property is zoned Planned Development 173 (PD-173) with Specific Use Permit 645 (SUP-645). The agent/applicant is Tracy LaPiene, Ridinger Associates and the owner is Robert Fisher, SH 746-755 LLC.

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Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Floor Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

- 13** [17-7029](#) SU170802/S170805 - Specific Use Permit/Site Plan - 901 West Oakdale (City Council District 1). Approval of a request for a Specific Use Permit to allow trucking services with outside storage and equipment sales. The 12.584-acre property zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay Districts, is located at the southeast corner of Hardrock Rd. and W. Oakdale Rd and addressed as 901 W. Oakdale Rd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Thomas Smith, Airgas USA, LLC.

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Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

- 14** [17-7031](#) SU170804/S170806 - Specific Use Permit/Site Plan - Courtyard by Marriott at Grand Central Crossing (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a hotel on 3.064 acres. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District. The applicant is Ray Francis, Grand Prairie Hotels, LLC.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

- 15** [17-7033](#) Z170801 - Planned Development Request - Lake Ridge Mixed Use (City Council District 6). A request to amend Planned Development-297B (PD-297B) District and adjust the district boundaries to include a 1.24-acre tract of land currently zoned Planned Development-297A (PD-297A) District. The amended planned development district, total 17.81 acres, includes multi-family, commercial, and mixed-use. The subject property is addressed as 7500 Lake Ridge Parkway and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates, the applicant is Ben Luedtke, Peninsula Investment Limited Partnership, and the owner is Pool Joe PS Fund Ltd.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Legal Description.pdf](#)

[Exhibit - Concept Plan.pdf](#)

- 16** [17-7034](#) Z170802/CP170801 - Planned Development Request/Concept Plan - Lake Ridge Townhouse Mixed Use (City Council District 4). A request to rezone 29.7 acres to a Planned Development District for residential and commercial uses. The proposed planned development includes 8.97 acres of townhomes, 16.18 acres of townhomes for active adults, and 4.55 acres for commercial uses. The subject property is generally located west of Lake Ridge Parkway on the north and south side of S. Grand Peninsula Drive, zoned Planned Development-298A (PD-298A) District, and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates and the owner is Ben Luedtke, Peninsula Investment Limited Partnership.

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Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Concept Plan.pdf](#)

[Exhibit - Project Narrative.pdf](#)

- 17** [17-7035](#) Z170804/CP170802 - Planned Development Request/Concept Plan - Great Southwest Crossing Mixed Use (City Council District 4). Consider approval of a Concept Plan for retail/restaurant buildings, apartments, and townhomes. Also, please consider a request to amend the requirements for Planned Development-45 (PD-45) District for a mixed use development. The subject property, addressed as 4100 S. Great Southwest Parkway, is located approximately 300 ft west of the intersection of S. Great Southwest Pkwy and W. Bardin Rd., zoned Planned Development-45 (PD-45) District, and within the Interstate 20 Overlay District. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Donald Silverman, GSW Bardin LLC.

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Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Color Renderings.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 August 4, 2017.

**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.