



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, May 1, 2017

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 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**      [17-6699](#)

P170601 - Final Plat - Gully Addition, Lot 1, Block 1

P170602 - Final Plat - Charter School Solutions Subdivision, Lots 1-7, Block 1

P170603 - Final Plat - DPS Grand Prairie, Lot 1, Block 1

P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1

P170605 - Final Plat - Victory @ Lakeridge, Lot 4, Block 1

P170606 - Preliminary Plat - Clearview Estates

P170607 - Amended Plat - Bush & Pioneer Centre, Lots 11R, Block A

P170608 - Amending Plat- Bush & Pioneer Centre, Lots 5R, 6R, and 7R, Block A

RP170601 - Replat - GSW Logistics, Lots 3 & 4, Block A and Lot 3, Block B

RP170602 - Replat - Vineyard Estates No. 2 Addition, Lots 1-A and 1-B

RP170603 - Replat - Burbank Gardens Addition Unit #1 Revised, Lot 105-R

**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**      [17-6700](#)

Approval of Minutes of the April 3, 2017 P&Z meeting.

**Attachments:** [PZ Draft Minutes 04-03-17.pdf](#)

- 3      [17-6628](#)      P170403 - Preliminary Plat - Smith I-20 Addition, Lots 1-2, Block A (City Council District 2 & 4). Consider a request to approve a preliminary plat to establish two non-residential lots on 12.286 acres for Used Car Dealership in conjunction with associated corporate offices on one lot (9.687 ac) and one undeveloped lot (2.599 ac). The 12.286 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant, the applicant is John E. Russ, EchoPark Realty, TX, LLC1, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Preliminary Plat.pdf](#)
- 4      [17-6704](#)      P170501 - Final Plat - Grand Central Crossing Addition (City Council District 2). A request to approve a Final Plat creating six (6) non-residential lots on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Final Plat.pdf](#)  
   [Exhibit - DRC Comments.pdf](#)
- 5      [17-6705](#)      P170502 - Final Plat - Pilot Addition, Lot 1, Block A (City Council District 1). Consider a request to approve a Final Plat of Lot 1, Block A, of Pilot Addition, to create a single lot of record. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Final Plat.pdf](#)
- 6      [17-6706](#)      P170503 - Final Plat - WHHOW Addition, Lot 1, Block 1 (City Council District 3). Consider a request to approve a Final Plat of Lot 1, Block 1, of WHHOW Addition, to create one lot out one unplatted tract of land. The 1.1985-acre tract is zoned Planned Development-302 (PD-302) and located at 127 Matamoros St. The owner is Bill Howard and the surveyor is Luke Keeton, Keeton Surveying Co.
- Attachments:**   [Location Map.pdf](#)  
   [Exhibit - Final Plat.pdf](#)

- 7      [17-6707](#)      P170504 - Preliminary Plat - 161 Toll Road Retail Corners (City Council District 2). A request to approve a Preliminary Plat to create two non-residential lots on 9.94 acres. The subject property is zoned Planned Development-294 (PD-294) District for General Retail Uses, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Travis Mondok, Stantec Consulting Services, Inc. and the owner is Charlie Anderson, TA Ikea 10, LP.

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

[Exhibit - Preliminary Plat.pdf](#)

- 8      [17-6708](#)      RP170501 - Replat - Dalworth Park, Lots 17R, 18R, 19R, and 20R, Block 161 (City Council District 5). Approve a replat to subdivide one (1) commercial lot into four (4) single family residential lots on 0.528 acres. The property is generally located at the northeast corner of NW 19th Street and Cain Lane. The property is addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfola, OKM Engineering, Inc. and the owner is Joel Vallejo.

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

[Exhibit - Replat.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 of 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.*

- 9      [17-6702](#)      S170501 - Site Plan - 701 W Jefferson Street (City Council District 5).  
Consider a request to approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 1.44-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres.  
**Case Postponed**
- 10      [17-6703](#)      Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). A request to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P.  
**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.*

- 11**      [17-6637](#)      SU170401/S170401 - Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Consider a request to approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

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[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

- 12**      [17-6715](#)      SU170502/S170508 - Specific Use Permit/Site Plan - Pilot Travel Center (City Council District 1). Consider a request to approve a Specific Use Permit and Site Plan for a convenience store/truck fueling station generally located on one non-residential lot. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP.

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- 13**      [17-6718](#)      Z170501/SU170505 - Zoning Change/Specific Use Permit - Candela Manufactured Home Community (City Council District 1). A request to approve a Planned Development rezone and Specific Use Permit for a Manufactured Home Park consisting of 192 lots and multiple open area lots. The 34.18-acre property is located south of E. Shady Grove Road at Jones Street, just west of N. Belt Line Road, addressed as 201 E. Shady Grove Road. The property is currently zoned Light Industrial (LI) District. The agent is Brad Williams, Winstead PC and the owner is David Zulejkic, 67ECO, LLC.

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- 14      [17-6712](#)      S170506 - Site Plan - Grocer at Victory @ Lakeridge (City Council District 6).  
A request to approve a Site Plan authorizing the construction of a 35,962-square-foot grocery store. The 6.17-acre property is generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development-283 (PD-283) District, and within the Lakeridge Parkway Overlay District. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge.

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

- 15      [17-6710](#)      S170504 - Site Plan - Texas Department of Public Safety Driver License Office (City Council District 5). A request to approve a site plan for Texas Department of Public Safety's Driver's License Facility (12,864 sf) on one lot. The 5.78-acre property is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District for Commercial uses, and within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II.

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- 16**      [17-6711](#)      S170505 - Site Plan - Restaurant and Retail at Grand Central Crossing, Lot 2 (City Council District 2). A request to approve a Site Plan authorizing the construction of a 6,813-square-foot building for retail and restaurant uses on Lot 2 of Grand Central Crossing Addition. The 0.99-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the owner is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

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[Exhibit - Building Elevations.pdf](#)

[Exhibit - Materials Board.pdf](#)

[Exhibit - Signage Plan.pdf](#)

- 17**      [17-6713](#)      SU170501/S170507 - Specific Use Permit/Site Plan - Restaurant and Retail at Grand Prairie Corners (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of two buildings for retail/restaurant uses and the operation of a restaurant with a drive-through. The 3-acre property is zoned Planned Development-294 (PD-294) District, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Johnathan Hake, Cross Engineering, the applicant is Dave Carter, NDC Holdings, and the owner is Charlie Anderson, TA Ikea 10, LP.

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- 18**      [17-6716](#)      SU170503/S170509 - Specific Use Permit/Site Plan - Retail, Restaurant, and QSR at Grand Central Crossing, Lot 3 (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of a 6,813-square-foot building for retail/restaurant uses and operation of a restaurant with a drive-through. The 1.74-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

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- 19**      [17-6717](#)      SU170504/S170510 - Specific Use Permit/Site Plan - 7-11 at 161 and Pioneer Pkwy. (City Council District 1). A request to approve a Specific Use Permit/Site Plan for a convenience store with gasoline pumps on one lot. The 1.612-acre property is located on the southwest corner of State Highway 161 and Pioneer Parkway. The property is zoned Light Industrial (LI) District, and within State Highway 360 (SH-360) Overlay Corridor District. The agent is Karen Mitchell, Mitchell Planning Group, LLC and the owner is Gary Fullington, Pioneer 161 Crossing, LLC.

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- 20**      [17-6719](#)      Z170502 - Zoning Change - 602 NW 19th Street (City Council District 5). Approval of a rezoning request from Planned Development 112 (PD-112) Commercial to Single Family Six (SF-6) District Residential. The 0.528 acre vacant property is located at the northeast corner of NW 19th Street and Cain Lane, addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfolu, OKM Engineering, Inc. and the owner is Joel Vallejo.

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## **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 April 28, 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.**