



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, December 3, 2018

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.

\* Citizen Advisory Committee – Photo Enforcement – Sgt. Eric Hanson

\* 161 Corridor Workshop with Freese and Nichols, Inc.

\* 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      [18-8463](#)      P190101 - Final Plat - Greenway Trails, Phase 2
- P190102 - Final Plat - Prairie Ridge, Phase 2B
- P190103 - Final Plat - Prairie Ridge Offsites
- RP190101 - Replat - Burbank Gardens, Lots 174R & 174R1
- RP190102 - Replat - Lake Ridge, Lot 683-R, Block 1
- RP190103 - Replat - Westchester Town Center, Phase 3A, Lot 1R-2, Block 1
- RP190104 - Replat - Epic West Towne Crossing, Phase 1, Lots 1R & 2, Block C

### 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      [18-8452](#)      Approval of Minutes of the November 5, 2018 P&Z meeting.
- Attachments:** [PZ Draft Minutes 11-05-18.pdf](#)
- 3      [18-8453](#)      P181201 - Preliminary Plat - The Sutherland Addition, Lots 1 & 2, Block 1 (City Council District 2). Preliminary Plat for The Sutherland, Lots 1 & 2, Block 1. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH 161 Overlay District, and addressed as 3600 Robinson Rd.
- Attachments:** [Exhibit A - Location Map.pdf](#)
- [Exhibit B - Preliminary Plat.pdf](#)
- 4      [18-8454](#)      P181202 - Final Plat - The Sutherland Addition, Lots 1 & 2, Block 1 (City Council District 2). Final Plat for The Sutherland, Lots 1 & 2, Block 1. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH 161 Overlay District, and addressed as 3600 Robinson Rd.
- Attachments:** [Exhibit A - Location Map.pdf](#)
- [Exhibit B - Final Plat.pdf](#)

- 5      [18-8455](#)      P181203 - Final Plat - V-Tran Addition, Lot 1, Block 1 (City Council District 6). Plat request to create one lot out of an unplatted tract of land to construct a residential home. W H Beeman Abst. 126 PG 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) within Interstate 20 Corridor Overlay (I-20 Corridor) and addressed 1522 Vineyard Rd.  
**City Council Action: December 11, 2018**  
**Attachments:** [V-Tran Location Map](#)  
[V-Tran Exhibit B Final Plat](#)
- 6      [18-8456](#)      P181204 - Amending Plat - Epic West Towne Crossing, Phase 1 (City Council District 2). Amending Plat for Epic West Towne Crossing, Phase 1. Epic West Towne Crossing Phase 1, Lot 1, Block A, Lots 1-7, Block B and Lot 1, Block C, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and generally located on the west side of SH 161, south of Warrior Trl, and north of Mayfield Rd.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Amending Plat.pdf](#)
- 7      [18-8457](#)      P181205 - Final Plat - Forum at Sara Jane Addition, Lots 1 & 2, Block A (City Council District 2). Final Plat for Forum at Sara Jane Addition, Lots 1 & 2, Block A. Tract 1.1, Abstract 126 PG 10 Abstract 1699 PG 450, Tract 2 of C. D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 and I-20 Overlay Districts, and generally located at the southwest corner of S Forum Drive and Sara Jane Pkwy.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)

- 8      [18-8467](#)      S150605A - Site Plan Amendment - The Residences at 3000 Bardin Road (City Council District 4). An amendment to S150605, consisting of 250 multi-family units on 7.237 acres. Lot A1A, Block 3, Sheffield Village Addition, Phase 4, City of Grand Prairie, Tarrant County, Texas. Zoned PD-140, Planned Development for Multi-Family uses, within the IH-20 Corridor Overlay, being located at the northwest corner of W. Bardin Road and Endicott Road and addressed as 3000 W. Bardin Road, Grand Prairie, Texas.

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

[Exhibit B1 - Amended Site Plan](#)

[Exhibit B2 - 2015 Site Plan](#)

[Exhibit C1 - Amended Elevations](#)

[Exhibit C2 - 2015 Elevations](#)

[Exhibit D1 - Amended Landscape Plan](#)

[Exhibit D2 - 2015 Landscape Plan](#)

[Mailing List.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.*

- 9      [18-8460](#)      SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition, 612 E. Avenue J (City Council District 1). Specific Use Permit and Site Plan for Oscar Orduno, Inc. consisting of 9,485 square feet of office space with Heavy Equipment Storage and Repair on 6.364 net acres. Lot 4, Block B, GSW Logistics Addition, City of Grand Prairie, Tarrant County, Texas. 9.981 acres zoned LI, Light Industrial within the SH-360 Corridor Overlay, located approximately 950 feet east of SH-360 and addressed as 612 E. Ave. J, Grand Prairie, Texas.

**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**      [18-8461](#)      Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks (City Council District 1). Zoning Change/Concept Plan request from Single Family-1 (SF-1) to a Planned Development (PD) to allow construction for a seven (7) lot residential subdivision on 2.741 acres. Lot 11R, Block 14, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) and within the Highway 161 Corridor Overlay District (Hwy 161 Corridor).

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

[Exhibit B - Metes and Bounds.pdf](#)

[Exhibit C - Concept Plan.pdf](#)

[Mailing List.pdf](#)

- 11      [18-8458](#)      SU150603A/S150607A - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Renew Specific Use Permit and amend approved Site Plan to construct and operate a multi-purpose event center campus. Lot 1, Block 1, Zac's Ridge Conference Center Addition, 7.52-acres zoned Light Industrial (LI) District within the State Highway 161 Corridor Overlay and addressed as 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway.

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**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B1 - Amended Site Plan](#)  
[Exhibit B2 - Original Site Plan](#)  
[Exhibit C - Cabin Elevations](#)  
[Exhibit D - Original Submittal](#)  
[SU150603A S150607A Mailing List.pdf](#)

- 12      [18-8459](#)      SU141101D/S141101D - Specific Use Permit/Site Plan - 1629 E. Main St (City Council District 5). This project is for an amendment to the existing Specific Use Permit and Site Plan for an additional two (2) buildings totaling 6114 square feet. The subject site is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St and east of S.E. 16th St.

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**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[SU141101D S141101D Mailing List.pdf](#)

- 13      [18-7470](#)      SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). A six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan.

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**Attachments:** [Exhibit i - Location Map.pdf](#)  
[Exhibit ii - Site Plan.pdf](#)  
[Exhibit iii - Legal Description Site Plan](#)  
[Exhibit iv - ORD 10426 01-23-2018](#)  
[PZ Draft Minutes 01-08-18.pdf](#)  
[PZ DRAFT MINUTES 07-02-18.pdf](#)

- 14**      [18-8462](#)      TA180701A - Text Amendment - Article 4, Article 9, Article 30, and Appendix F of the Unified Development Code of the City of Grand Prairie. Amendment to the Unified Development Code, Article 4, "Permissible Uses" and Article 30, "Definitions" to revise the use chart and definitions with regard to automotive-related businesses; revise Article 9, "Sign Standards" and Appendix F, "Corridor Overlay District Standards" to amend and correct certain incompatible regulations regarding commercial signage.  
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**Attachments:** [TA180701A DRAFT Ordinance](#)

### **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 November 30, 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.**