



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, February 5, 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.**

#### 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      [18-7558](#)      P180301 - Final Plat - Ibarra Corner
- P180302 - Preliminary Plat - Mansions at Lake Ridge
- P180303 - Preliminary Plat - Forum and Sara Jane Addition
- P180304 - Preliminary Plat - Epic East Towne Crossing
- P180305 - Preliminary Plat- Cedar Ridge Estates
- P180306 - Preliminary Plat - Villas on Bardin Road

### 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      [18-7560](#)      Approval of Minutes of the January 8, 2018 P&Z meeting.  
**Attachments:** [PZ Draft minutes 01-08-18.pdf](#)
- 3      [18-7480](#)      P171205 - Preliminary Plat - Mira Lagos East Townhomes South (City Council District 4). Preliminary Plat for Mira Lagos East Townhomes South with 87 residential lots and 3 open space lots on 9.29 acres. Tracts 2.8 and 2.9, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Overlay District, generally located west of Lake Ridge Parkway and south of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.  
**Attachments:** [Exhibit A - Preliminary Plat.pdf](#)  
[Location Map.pdf](#)
- 4      [18-7601](#)      P180201 - Final Plat - Curtiss-Wright Addition (City Council District 1). Final Plat of Lots 1 & 2, Block 1, Curtiss-Wright Addition. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, 2.56-acres zoned Planned Development-12 (PD-12) and addressed as 820 & 824 S. Carrier Parkway. The agent is Walter Nelson and the owner is Fray Webster, Bramata.  
**Attachments:** [Location Map.pdf](#)  
[Updated Final Plat.pdf](#)

- 5      [18-7561](#)      RP171002 - Replat - Fresh Express (City Council District 2). Final Plat of Lot 1, Block A, Fresh Express Addition, a replat for the purpose of combining two industrial lots and one tract into a single lot, and relocating utility easements to accommodate the proposed expansion to an existing food processing facility on approximately 44.5 acres. Lot 1, Block A, Advantage Commercial Park, Lot 1, Block 1, Warrior Trail Park, and Tract 1B1 & 1D, Jose A Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas. The properties are located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail), zoned Planned Development and lies within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

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

[Exhibit A - Fresh Express Replat.pdf](#)

- 6      [18-7562](#)      RP180201 - Replat - Lot 9R, Dalworth Park Addition (City Council District 5). A Replat of Lots 9 & 10, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, 0.344-acres zoned General Retail (GR) and addressed as 9 & 10 Nelson Street. The applicant is Rodolfo Gaona and the owner is Oscar Ninffent.

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

[Exhibit A - Replat.pdf](#)

- 7      [18-7565](#)      SU160203A - Specific Use Permit Renewal - Gemini Coatings (City Council District 1). Consider a request for the renewal of a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini.

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**Attachments:** [Exhibit A - Site Plan.pdf](#)

[Exhibit B - Operational Plan.pdf](#)

[Exhibit C - Location Map.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        [18-7559](#)        S180203 - Site Plan - Truong Office Building (City Council District 1). Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned LI, Light Industrial and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong.  
**Case Tabled**
- 9        [18-7564](#)        SU030102C - Specific Use Permit Renewal - 1100 W Pioneer Pkwy (City Council District 2). Consider the request for the renewal of Specific Use Permit 726A and its corresponding site plan for Used Auto Sales. The property is 1.29 acres and is zoned Commercial (C) District with the S.H. 161 Corridor Overlay District. The property is addressed 1100 W Pioneer Pkwy, west of Robinson Rd. The agent is E.D. Hill and the applicant/owner is Heather and Ronnie Moreno.  
**Case Tabled**

## 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**      [18-7469](#)      S180103 - Site Plan - Church on Rush Creek (City Council District 6). Site Plan for the expansion of an existing church campus on one lot on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 318B (PD-318B) in the Lake Ridge Corridor Overlay District. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek.

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**Attachments:** [Location Map.pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan1 1.pdf](#)  
[Exhibit B - Landscape Plan sm.pdf](#)  
[Exhibit C - Elevations.pdf](#)  
[Exhibit D - Phasing Plan.pdf](#)

- 11      [18-7563](#)      S180202 - Site Plan - Grand Prairie Rod & Customs (City Council District 1). Site Plan for a 13,448 sq. ft. Auto Accessories Sales and Installation facility on 1.38 acres. Parcel A of S.O.-8, Tracts 1 and 1.1, Great Southwest Industrial District, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Overlay District, and addressed as 1700 and 1710 S Highway 161. The owner is Craig Davis.

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**Attachments:** [Exhibit A - Site Plan.pdf](#)

[Exhibit B - Landscape Plan.pdf](#)

[Exhibit C - Building Elevations.pdf](#)

[Location Map.pdf](#)

[Mailing List.pdf](#)

- 12      [18-7566](#)      TA180201 - Text Amendment - Amendment to the Unified Development Code of the City of Grand Prairie, to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code.

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**Attachments:** [Exhibit A - Appendix W 02-01-18 DRAFT.pdf](#)

### Items for Individual Consideration

- 13      [18-7567](#)      USP180201 - Unified Signage Plan - 2503 W. Interstate 20 (City Council District 4). Unified Signage Plan for multiple on-site changeable outdoor advertising signs within the Great Southwest Crossing shopping center. Lot 3, Block 1, I-20/Great Southwest Addition, City of Grand Prairie, Tarrant County, Texas, 18.522 acres zoned Planned Development 33 (PD-33) District within the Interstate 20 Overlay Corridor District and generally located at the southeast corner of IH 20 and Great Southwest Parkway. The agent is Brian Guenzel, the applicant is Raymond Rodriguez, and the owner is James Nakagawa, BRE RC GREAT SW TX LP.

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**Attachments:** [Exhibit A - Site Plan.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 February 2, 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.**