



# 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 7, 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.*



- 5      [18-7854](#)      P180502 - Final Plat - Mira Lagos East Townhomes - South (City Council District 4). Final Plat for Mira Lagos East Townhomes - South, creating 87 residential lots on 9.296 acres. Tracts 2.8 and 2.9, BBB&C Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Overlay District, and addressed as 2050 Mansfield Rd. The agent is Douglas Cooper, MMA and the owner is Ben Luedtke, Hanover Property Company.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)
- 6      [18-7855](#)      P180505 - Final Plat - Mira Lagos East Townhomes - North (City Council District 4). Final Plat for Mira Lagos East Townhomes - North Addition, creating 123 residential lots and eight open space lots on 16.187 acres. Tracts 2.3, 2.7, 3.1, 3.2, and 3.3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand Peninsula Drive. The agent is Douglas Cooper, MMA, the applicant is Ben Luedtke, Hanover Property Company, and the owner is Ben Luedtke, Mira Lagos East Investors Group, Ltd.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)
- 7      [18-7857](#)      P180504 - Final Plat - Carrier Parkway Townhomes (City Council District 1). Final Plat for 30 single family - townhouse lots (7 open space lots) on 5.42 acres. Lots 1-30, Charles Gibbs Abst 534, Pg 372, City of Grand Prairie, Dallas County, Texas, zoned MF-1, within the Highway 161 Corridor Overlay, and located on the west side of S. Carrier Parkway, approximately 530 feet north of W. Marshall Drive. The applicant is Ahma Abbadi and the owner is K- Flip, LLC, K-Flip, LLC.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final 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      [18-7663](#)      CPA180302 - Comprehensive Plan Amendment - Forum at Sara Jane (City Council District 2). Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.  
**Tabled Indefinitely**
- 9      [18-7664](#)      Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.  
**Tabled Indefinitely**

### 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      [18-7472](#)      Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and approximately 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

**City Council Action: May 15, 2018**

**Attachments:** [Mailing List.pdf](#)

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

[Exhibit B - Project Narrative](#)

[Exhibit C - Concept Plan](#)

[Exhibit D - Building Elevations](#)

[Exhibit E - Kingswood Drive Exhibit](#)

[Exhibit F - Resident Correspondence](#)

- 11      [18-7739](#)      S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Site Plan for Forum at Robinson Apartments Phase 1 with 273 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, 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 applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners.

**City Council Action: May 15, 2018**

**Attachments:** [Mailing List.pdf](#)

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

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

[Exhibit C - Phase I Site Plan.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Color Elevations.pdf](#)

[Exhibit F - Landscape Plans.pdf](#)

[Exhibit G - Aerial Rendering.PDF](#)

- 12**      [18-7868](#)      Z180502 CP180501 - Zoning Change/Concept Plan - Belt Line at Warrior Apartments (City Council District 3). Zoning and Concept plan for 154 age-restricted apartment units on 7.73 acres north of the intersection of S Belt Line Road and E Warrior Trail. Tract 5, J. M. Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas 7.73 acres zoned GR, General Retail and addressed as 2902 S Belt Line Road, Grand Prairie, Texas. The applicant is Chase Debaun, AeroFirma Corp.
- City Council Action: May 15, 2018**
- Attachments:** [Mailing List.pdf](#)
- [Exhibit A - Location Map](#)
- [Exhibit B - Statement of Intent](#)
- [Exhibit C - Concept Plan](#)
- [Exhibit D - Conceptual Elevation](#)
- [Exhibit E - Boundary Survey](#)
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- 13**      [18-7869](#)      Z180504/S180504 - Zoning Change/Site Plan - 521 E. Jefferson Event Center (City Council District 5). Approximately 4,850 square feet of event space in a one story building on 0.723 acres at 521 E Jefferson Street. Portions of lots 5, 6, 7, and 8, Block A, Baird's Dallas Addition, City of Grand Prairie, Dallas County, Texas, 0.723 acres zoned CA, Central Area District, in the CBD No. 2, addressed as 521 and 529 E. Jefferson Street, and 516, 522, and 524 Austin Street, Grand Prairie, Texas. The owner is Victor Reyes.
- City Council Action: May 15, 2018**
- Attachments:** [Mailing List.pdf](#)
- [Exhibit A - Location Map](#)
- [Exhibit B - Site and Landscape Plan](#)
- [Exhibit C - Elevations](#)
- [Exhibit D - Floor Plan](#)
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- 14**      [18-7864](#)      SU180502/S180503 - Specific Use Permit/Site Plan - Retail and Restaurant at Victory at Lakeridge, Lot 2 (City Council District 6). Specific Use Permit and Site Plan for Victory at Lakeridge, Lot 2, consisting of 7,200 sq. ft. of retail including a Restaurant with Drive-Through on 1.107 acres. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.
- City Council Action: May 15, 2018**
- Attachments:** [Exhibit A - Location Map.pdf](#)
- [Exhibit B - Site Plan.pdf](#)
- [Exhibit C - Building Elevations.pdf](#)
- [Exhibit D - Landscape Plan.pdf](#)
- [Exhibit E - Property Owner Notification List.pdf](#)

- 15**      [18-7863](#)      S180502 - Site Plan - Retail at Victory at Lakeridge, Lot 3 (City Council District 6). Site Plan for a 7,613 sq. ft. retail building on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.  
**City Council Action: May 15, 2018**  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Property Owner Notification List.pdf](#)
- 16**      [18-7866](#)      SU180505 - Specific Use Permit - Franchise Used Car Dealership at 1640 E. Main St. (City Council District 1). Lots 1-7, 9, 10, and part of Lot 8, Burgher & Sowell's Addition, City of Grand Prairie, Dallas County, Texas, approximately 1.56 acres zoned GR, General Retail in the Central Business District No. 3 and addressed as 1633, 1640, 1646, 1648 E. Main St. The owner is Arturo Torres.  
**City Council Action: May 15, 2018**  
**Attachments:** [Mailing List.pdf](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Elevations](#)  
[Exhibit D - Landscape Plan](#)
- 17**      [18-7865](#)      SU180504 - Specific Use Permit - Trucking & Storage Terminal (City Council District 1). A request for a Specific Use Permit for a Trucking and Storage Terminal on 2.94 acres. Lot 3, Block A, Matt M Lavail Addition, City of Grand Prairie, Dallas County, Texas. 2.94 acres zoned Light Industrial (LI) within the SH 161 Overlay Corridor, generally located west of southbound State Highway 161 Service Road, east of Hardrock Road, approximately 836 feet north of W. Oakdale Road and addressed as 3025 Hardrock Road. The applicant is Thomas Grafton, Holt Lunsford Commercial.  
**City Council Action: May 15, 2018**  
**Attachments:** [Mailing List.pdf](#)  
[Exhibit A -Location Map.pdf](#)  
[Exhibit B Site Plan SU180504.pdf](#)  
[Exhibit C- Operational Plan.pdf](#)

- 18**      [18-7867](#)      Z180501 - Zoning Change - 2305 Graham St (City Council District 5). Zoning Change request from Single Family-4 (SF-4) to a Planned Development (PD) to allow two residential homes with a connecting breezeway on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos.  
**City Council Action: May 15, 2018**  
**Attachments:** [Mailing List.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan .pdf](#)
- 19**      [18-7859](#)      MTP180501 - Master Transportation Plan Amendment - Adoption of 2018 Master Transportation Plan and Thoroughfare Map, an update to the 2010 Master Transportation Plan Thoroughfare Map and an update to Article 23 of the Unified Development Code.  
**City Council Action: May 15, 2018**  
**Attachments:** [Exhibit A - Draft Comp Plan Summary.pdf](#)  
[Exhibit B - Draft Future Land Use Map.pdf](#)
- 20**      [18-7860](#)      CPA180504 - Comprehensive Plan Amendment - Adoption of the 2018 Comprehensive Plan, an Update of the 2010 Comprehensive Plan.  
**City Council Action: May 15, 2018**  
**Attachments:** [Exhibit A - Draft Comp Plan Summary.pdf](#)  
[Exhibit B - Draft Future Land Use Map.pdf](#)
- 21**      [18-7861](#)      TA180501 - Text Amendment - Article 11, Alcohol Update. Amendment to the Unified Development Code, Article 11, "Performance Standards" to revise regulations restricting alcohol sales in restaurants. The applicant is the City of Grand Prairie.  
**City Council Action: May 15, 2018**



## **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 May 4, 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.**