



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 5, 2018

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 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.

- 5 [18-8391](#) P181104 - Final Plat - Prairie Ridge, Phase 2A (ETJ). Final Plat for 112 single-family residential lots and 4 common lots. Approximately 39.021 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, Texas, and located at the intersection of State Highway 287 and Prairie Ridge Blvd. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Final Plat](#)
- 6 [18-8393](#) RP181102 - Replat - Dalworth Park Residential Replat, Lots 9R1 & 10R, Block 104 (City Council District 1). Replat request to subdivide one single family residential lot into two on 0.373 acre for the purpose to construct two single family residential detached homes. The applicant is Wayne Barton, Sempco Surveying and the owner is Eric Kane, Greyllyn Properties.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Replat](#)
 [Notification List.pdf](#)
- 7 [18-7859](#) MTP180501 - Master Transportation Plan Amendment - Adoption of 2018 Master Transportation Plan and Thoroughfare Map, an update to the 2010 Master Transportation Plan.
- City Council Action: November 20, 2018**
- Attachments:** [Exhibit A - Draft Comp Plan Summary.pdf](#)
 [Exhibit B - Draft Future Land Use Map.pdf](#)
- 8 [18-7860](#) CPA180504 - Comprehensive Plan Amendment - Adoption of the 2018 Comprehensive Plan, an Update of the 2010 Comprehensive Plan.
- City Council Action: November 20, 2018**
- Attachments:** [Exhibit A - Draft Comp Plan Summary.pdf](#)
 [Exhibit B - Draft Future Land Use Map.pdf](#)

- 9 [18-8398](#) S181102 - Site Plan - Wolff Multifamily, Phase 1, Forum Drive & Sara Jane Parkway (City Council District 2). Site Plan for Wolff Multi-Family Phase 1, a 336-unit multi-family development on 14.228 acres. Tract 2, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 Corridor Overlay and the I-20 Corridor Overlay, and generally located on the southwest corner of Forum Dr and Sara Jane Pkwy. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Jeffrey Moten, KIW Grand Prairie Venture.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix W Amenities.pdf](#)
[Notification 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.

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** [18-8387](#) P181001 - Final Plat - Saldivar Addition Revised (City Council District 3). Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Salinas.

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

[Exhibit B - Final Plat.pdf](#)

[Notification List.pdf](#)

- 11 [18-8400](#) Z181101 CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Land Use.pdf](#)
[Exhibit D - Concept Plan.pdf](#)
[Exhibit E - Phasing Plan.pdf](#)
[Exhibit F - Conceptual Elevations.pdf](#)
[Notification List.pdf](#)

- 12 [18-8394](#) S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Notification List.pdf](#)

- 13** [18-8397](#) SU181102/S181103 - Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4). Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering.

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Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Elevation.pdf](#)
[Exhibit E - Color Elevation.pdf](#)
[Notification List.pdf](#)

- 14** [18-8287](#) SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901 W. Oakdale Road. 12.58 acres out of the John C. Read Survey, Abstract No. 875, City of Grand Prairie, Dallas County, Texas, located at the southeast corner of W. Oakdale Road and Hardrock Road. Zoned Planned Development -39 (PD-39) District within the State Highway-161 (SH-161) Corridor Overlay. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA. (On October 1, 2018, the Planning and Zoning Commission tabled this request by a vote of 7-1).

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Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)
[PZ Draft Minutes 10-01-18.pdf](#)
[Notification List.pdf](#)

Items for Individual Consideration

- 15 [18-8420](#) Public Hearing and Ordinance adopting a 90-day moratorium on the acceptance and processing of applications and permits for development and use of commercial property within the corporate limits of the City for industrial tilt-wall buildings designed to accommodate industrial uses, including the storage and movement of goods or freight by the utilization of heavy load vehicles
- Attachments:** [Office Warehouse Development North](#)
[Office Warehouse Development South](#)
[Exhibit A - Wildlife Commerce Park](#)
[Exhibit B - Graff Letter](#)

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 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.