



The Grand Conference Room  
206 W. Church Street  
Grand Prairie, Texas

# AGENDA

**PUBLIC HEARING NOTICE  
PLANNING AND ZONING COMMISSION MEETING  
CITY OF GRAND PRAIRIE  
NOVEMBER 28, 2011**

- \* MEAL SERVED 5:30 P.M.
- \* COMMISSIONERS BRIEFING 6:00 P.M.

**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.**

- A. Review of City Council Zoning Decisions of November 15, 2011
- B. Review of Planning and Zoning Commission Minutes for Meeting of November 7, 2011
- C. Agenda Briefing

- \* CALL TO ORDER 7:00 P.M.
- \* INVOCATION

**I. 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. P050609A – FINAL PLAT – LOT 1, BLOCK 1, LAKEVIEW BOAT & RV STORAGE
2. RP120102 – REPLAT – LOTS 1R & 2R, BLOCK C, J.A. MOOR’S FIRST ADDITION

3. P120102 – FINAL PLAT – LOT 1, BLOCK A, CHARLEY & CORDELIA MARTIN ADDITION
4. RP120101 – REPLAT – LOT 2R, BLOCK D, LAKECREST ADDITION NO. 3

**II. 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

**III. CONSENT AGENDA:**

**Items listed on the Consent Agenda for Approval are not public hearing items. These items are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Consent Agenda items unless requested. If discussion is desired on an item, it will be removed from the Consent Agenda and will be considered separately. The Commission may ask questions of those present on an item which has been removed from the Consent Agenda, but a public hearing is not required to be opened.**

5. Approval of Minutes of the November 7, 2011 P&Z meeting.
6. P111101 – Preliminary Plat – Charley & Cordelia Martin Addition (City Council District 6). Consideration of request for the approval of a preliminary plat of 39.104 acres containing three non-residential lots. The subject property is zoned Planned Development District 44 (PD-44) & Planned Development District 30 (PD-30), and is located on the south side of Bardin Road east of S. Great Southwest Parkway. The subject property is located within the IH-20 Corridor Overlay District.

Owner: Crystal Paradise Dynasty, LLC  
Applicant: Neighborhood Credit  
Agent: D.R. Rankin, PLLC

7. P111102 – Preliminary Plat – Lot 1, Block 1, Lake Parks Retail (City Council District 6). Consideration of a request for the approval of a preliminary plat of 18.358 gross acres containing one non-residential lot. The subject property is zoned Planned Development District 267A (PD-267A) and is located at the southwest corner of the intersection of Lake Ridge Parkway and W. Camp Wisdom Road. The subject property is located within the Lake Ridge Parkway Corridor Overlay District.

Owner: Lake Parks Retail, LTD

Applicant: TDS

8. P111103 – Final Plat – Lot 1, Block 1, Lake Parks Retail (City Council District 6). Consideration of a request for the approval of a final plat of 18.358 gross acres containing one non-residential lot. The subject property is zoned Planned Development District 267A (PD-267A) and is located at the southwest corner of the intersection of Lake Ridge Parkway and W. Camp Wisdom Road. The subject property is located within the Lake Ridge Parkway Corridor Overlay District.

Owner: Lake Parks Retail, LTD

Applicant: TDS

9. RP111101 – Replat – Lot 1R-1, Christian Acres II (City Council District 6). Consideration of a request for the approval of a replat of 139.371 acres containing one non-residential lot. The subject property is zoned Agriculture (A) District and is located on the east side of SH-360 north of Ragland Road. The subject property is located within the SH-360 Corridor Overlay District.

Owner: Crossroads Christian Church

Applicant: Graham Associates/Jeff Winkler

#### IV. 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 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. S111101 – Site Plan – Crossroads Christian Church (City Council District 6). Consideration of a request for the approval of a site plan for the expansion of an existing church campus on 139.371 acres. The subject property is zoned Agriculture (A) District and is located on the east side of SH-360 north of Ragland Road. The subject property is located within the SH-360 Corridor Overlay District.

Owner: Crossroads Christian Church  
Applicant: Graham Associates/Jeff Winkler  
Architect: HH Architects/Gary Kirchoff

**[City Council Action: December 13, 2011]**

11. SU020401A – Specific Use Permit – 101 Josephine Lane (City Council District 1). Consideration of a staff initiated request for the revocation of a Specific Use Permit for outside storage of heavy equipment. The site is currently zoned Light Industrial (LI) District and is generally located south of Rock Island Road and east of Gilbert Road.

Owner/Applicant: Kevin Ball

**[City Council Action: December 13, 2011]**

12. SU111104 – Specific Use Permit – 824 S. Carrier Parkway (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a day care facility on 0.3515 acres. The subject property is zoned Planned Development District 12 (PD-12) and is located on the west side of S. Carrier Parkway north of Desco Lane. The subject property is located within the SH-161 Corridor Overlay District.

Owner: Jerry Blackburn  
Applicant: Marketta Nimo

**[City Council Action: December 13, 2011]**

**V. CITIZENS COMMENTS:**

**VI. ADJOURNMENT:**

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared on this \_\_\_\_ day of November, 2011 at 5:00 p.m. City 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 972-237-8035 at least 24 hours in advance. Reasonable accommodations will be made

to assist your needs.