City Council Chambers
317 W. College Street
Grand Prairie, Texas

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION - WORKSHOP
CITY OF GRAND PRAIRIE
MONDAY, FEBRUARY 1, 2010

*** MEAL SERVED** **5:30 P.M.**

I. It is the intent of the Planning and Zoning Commission to review the Comprehensive Plan adopted by Ordinance #7295 in October 2005 and recommend revisions.

A. Review of changes adopted in 2009

1. **Z090101/SU090104** - Zoning Change and Specific Use Permit for 0.129 acres from Single Family-Four (SF-4) to Commercial (C) District; and establish SUP for Used Car Sales. The property is located north of Main St and west of Hensley Dr.
2. **Z090301/CP090301** - Zoning Change and Concept Plan for 5.615 acres from Light Industrial (LI) to a Planned Development for all uses permitted in the LI District including a hotel/spa. The property is located south of Ave J and west of 107th St.
3. **Z090801** - Zoning Change for 5.174 acres from Planned Development 168 (PD-168) for Commercial-Office (CO) uses to General Retail-One (GR-1) District. The property is located at the southwest corner of Carrier Pkwy and Arkansas Ln.
4. **TA090801** – Text Amendment to Article 16, "Site Plan Approval" of the Unified Development Code (UDC). [Ordinance #7994]
5. **TA090802** – Text Amendment to Article 17, "Concept Plans" of the UDC. [Ordinance #7995]
6. **TA090803** – Text Amendment to Article 14, "Drainage" and Article 15, "Floodplain Management" of the UDC. [Ordinance #8009]
7. **TA091001** – Text Amendment to Article 4, Section 9 "Small Wind Energy Systems" of the UDC. [Ordinance #8038]
8. **TA091002** – Text Amendment to Article 6, "Density and Dimensional Requirements" of the UDC. [Ordinance #8039]
9. **TA091101** – Text Amendment to Article 4, "Permissible Uses" of the UDC. [Ordinance #8050]
10. **TA091201** – Text Amendment to Article 12, "Platting" and Article 22, "Fee Schedule" of the UDC. [Ordinance #8071]

11. **Annexations** – none
12. **Disannexations**
    a. **D-01-09** – 2.8 acres at the northeast corner of FM 661 and Highway 287 [Ordinance #7988]
    b. **D-02-09** – 39 acres on the north and south sides of Highway 287, at the Davis Drive intersection [Ordinance #8056]
13. **Street Name Changes**
    a. **SNC090501** – West Freeway to S. Highway 161 [Ordinance #7958]
    b. **SNC090501A** – NW 19th Street to N. Highway 161 [Ordinance #7959]
    c. **SNC090801** – NW 19th Street to Thompson Trail [Ordinance #7999]
    d. **SNC091101** – Robinson Road to SW 14th Street [Ordinance #8043]

B. Future Land Use Map Corrections

1. Change classification from Low Density Residential (LDR) to Commercial–Retail (CR) uses for PD-45, southwest corner of Bardin Rd and Great Southwest Pkwy.
2. Change classification from Open Space/Drainage (OS/D) to Heavy Industrial (HI) uses for the salvage yards along Jefferson Street, east of Idlewild Road.
3. Change classification from Low Density Residential (LDR) to Medium Density Residential (MDR) and Commercial-Retail (CR) uses for the northwest corner of Dickey Rd and SW 3rd Street.
4. Change classification from Low Density Residential (LDR) and Commercial-Retail (C-R) uses to Medium Density Residential (MDR) uses along SE 13th Street from Jefferson Street to Grand Prairie Road.
5. Revise the Open Space/Drainage (OS/D) boundaries to align with the most current F.E.M.A flood plain maps, to make minor adjustments to adjacent Low/High Density Residential (LDR/HDR) uses, and to add cemeteries.
6. Revise Parks/Recreation boundaries to include new/existing parks & golf courses.
7. Change classification from Mixed Use (MU) to Light Industrial (LI) uses for parcels along Roy Orr Blvd from Rock Island Rd to Oakdale Rd.
8. Change classification from Open Space/Drainage (OSD) to Light Industrial (LI) uses for northeast corner of MacArthur Blvd and IH-30 for concrete batch plant.
9. Change classification from Commercial-Retail (CR) uses to Mixed Use (MU) uses for downtown area along Main and Jefferson Streets from SH-161 to Beltline Rd.
10. Change classification from Commercial-Retail (CR) uses to Mixed Use (MU) uses for parcels along SH-161 from Crossland Blvd to IH-20.
11. Change classification from Light Industrial (LI) to Low/High Density Residential (LDR/HDR) uses and Commercial-Retail (CR) uses for PD-322 & PD-328.

C. Zoning Map Corrections

1. **Z860904** – Change line work for Light Industrial (LI) District to Lot 2, Wells Addition on the north side of E. Jefferson Street, east of Idlewild Road.
2. **Z860504** – Change line work for Light Industrial (LI) District for the northwest corner of Jelmak Avenue and Hardrock Road.
3. **Z830902 & Z861005** – Change line work for Light Industrial (LI) District for the

southwest corner of Jelmak Avenue and Hardrock Road.

4. **Z852LS31** – Change line work for Planned Development District 160 (PD-160) at the northeast corner of Homestead Trail and Robinson Road.
5. **Z851SE15** – Change line work for Planned Development District 166 (PD-166) at the northwest corner of Dickey Road and SW 3rd Street.
6. **Z851SW23** – Change zoning from Commercial-Office to Planned Development 168 (PD-168) for CO uses on the west side of Carrier Pkwy, south of Arkansas Ln.
7. **Z960802 & Z880303** – Change the zoning from General Retail (GR) to Commercial (C) District on the west side of SE 14th Street, south of Jefferson St.
8. **Z011103** – Change line work for Planned Development District 263 (PD-263) on the north side of E. Pioneer Parkway, east of Beltline Road.
9. **Z021101** – Change line work for Planned Development District 287 (PD-287) at the southeast corner of Jesse Street and W. Jefferson Street.
10. **Z061102** – Change zoning from Commercial Office (C-O) to General Retail (GR) District on the south side of Jefferson Street, west of S. Great Southwest Parkway.

Workshop will be followed by regular P & Z Briefing Session

II. OTHERS MATTERS OF BUSINESS:

III. CITIZENS COMMENTS:

IV. 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 February 2010 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.