



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

## AGENDA

**PUBLIC HEARING NOTICE  
PLANNING AND ZONING COMMISSION MEETING  
CITY OF GRAND PRAIRIE  
SEPTEMBER 10, 2012**

- \* 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. Discussion of Election of Officers at the October 1, 2012 P&Z meeting.
- B. Review of City Council Zoning Decisions of August 21, 2012
- C. Review of Planning and Zoning Commission Minutes for Meeting of August 6, 2012
- D. 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. P031007A – Amending Plat – Lot 1, Block 1, CVS Lake Ridge
2. P121001 – Preliminary Plat – Mira Lagos D

- 3. P121002 – Final Plat – Mira Lagos D-1
- 4. RP121001 – Replat – Lots 1A, 2A, 3A, and 4A, Block 3, McGrath Rentcorp Addition
- 5. RP121002 – Replat – 2801 E. Main Street

**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.**

- 6. S120901 – Site Plan – Western Dental (City Council District 6). Consideration of a request for the approval of a Site Plan for a dentist office and restaurant located on 1.38 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located on the northwest corner of W. Camp Wisdom Road and Magna Carta Boulevard. The property is within the State Highway 360 (SH-360) Overlay District.

Owner: The Trilogy Group  
Applicant: Icon Consulting Engineers, Bruce Dunne

**[Case Postponed]**

- 7. SU120804 – Specific Use Permit – 1702 W. Main Street (City Council District 5). Approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N.W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District.

Owner: Al-Aboody Abrhamim  
Applicant: M.S. Keeton  
Agent: Joe Diaz.

**[Case Postponed]**

8. SU120903 – Specific Use Permit – 2815, 2849, 3001, 3049, 3101, 3149, 3201 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for outside storage of portable buildings and storage containers on 22.28 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4) Overlay District.

Owner/Applicant: McGrath 180 LLC (Randle F. Rose, CAD)  
Agent: William Winkelmann & Associates, Inc.

[Case Postponed]

### 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.**

9. Approval of Minutes of the August 6, 2012 P&Z meeting.
10. P060604A – Preliminary Plat – Lakeview West Addition (City Council District 6). Consideration of a request to approve the reactivation of Preliminary Plat P060604 that was approved by the Planning and Zoning Commission on June 12, 2006. The subject property is zoned Planned Development 318A (PD-318A) District and Agricultural (A) District. The property is generally located east of State Highway 360 and southwest of Lake Ridge Parkway and is within the Lake Ridge Overlay District.

Owner/applicant: JBI Partners Inc, Thomas K Juhn

### 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 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.**

11. SU120901 – Specific Use Permit – Nueva Vida Day Care Center – 1729 Avenue B (City Council District 3). Consideration of a request for the approval of a Specific Use Permit for a child day care center in an existing building on 1.04 acres. The subject property is currently zoned Single Family-Four (SF-4) District and is generally located east of S. Belt Line Road and north of E. Marshall Drive.

Owner: Antonio Delgado  
Applicant: Mack Santoyo

**[City Council Action: September 18, 2012]**

12. SU120902 – Specific Use Permit – 2717, 2801, 2805 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an autobody and paint shop with auto sales retail and wholesale as a part of an automotive use facility located on 19.86 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4).

Owner/Applicant: P Lawler Enterprises LTD  
Agent: Winkelmann & Associates Inc.

**[City Council Action: September 18, 2012]**

13. Z120901/CP120901 – Zoning Change/Concept Plan – Lakeview West, Section 2 (City Council District 6). Consideration of a request for the approval of a Zoning Change from Agriculture (A) District to a Planned Development District and a Concept Plan for single family homes on 48.3 acres. The subject property is zoned Agriculture (A) District and is generally located east of State Highway 360 and southwest of Lake Ridge Parkway. The property is in the Lake Ridge Parkway Overlay District.

Owner: Daniel Gonzales  
Applicant: Don Allen  
Agent: Thomas Juhn

**[City Council Action: September 18, 2012]**

14. Z120902/SU080802A – Zoning Change/Specific Use Permit – 425 S.E. Dallas Street (City Council District 5). Consideration of a request for approval of a Zoning Change from Commercial (C) District, Central Area (CA) District and Single Family-Four (SF-4) District to Planned Development (PD) District with chemical etching operations as an associated use by Specific Use Permit. The site is a part of an existing manufacturing facility located on 1.35 acres. The site is zoned Commercial (C) District, Central Area (CA) District, and Single Family-Four (SF-4) District, and is generally located west of S.E. 5th Street and south of S.E. Dallas Street.

Owner/Applicant: Harris Manufacturing

**[City Council Action: September 18, 2012]**

15. Z120903/CP120902 – Zoning Change/Conceptual Plan – Homebound FG (City Council District 6). Consideration of a request for the approval of a Zoning Change from Planned Development 81 (PD-81) District for general retail uses to Planned Development (PD) District for Multi Family-Three (MF-3) standards and a Conceptual Plan for a multi-family complex on 8.23 acres. The subject property is zoned Planned Development 81 (PD-81) District and is situated on the northwest corner of Matthew Road and W. Camp Wisdom Road.

Owner: Stefan Toth  
 Applicant: Wes Gustin

**[City Council Action: September 18, 2012]**

16. TA120901 – Text Amendment – Article 4, “Permissible Uses” and Article 30, “Definitions,” of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 4, "Permissible Uses," and Article 30, “Definitions,” of the Unified Development Code to amend Article 4, Permissible Use Charts, to add a section to Article 4 to address Correctional Facilities, to revise, clarify and amend Article 30 for definitions and cross references.

Owner: City of Grand Prairie Planning Department  
 Applicant: Mary Elliott, AICP

**[City Council Action: September 18, 2012]**

17. TA120902 – Text Amendment – Article 22, “Fee Schedule,” of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 22, “Fee Schedule,” of the Unified Development Code and Section 7-56 and Section 7-105 of the Code of Ordinances to amend and update fees charged for certain building, electrical, mechanical, sign and certificate of occupancy permits.

Owner: City of Grand Prairie Planning Department

Applicant: Mary Elliott, AICP

**[City Council Action: September 18, 2012]**

**V. 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 September 2012 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.