

**PLANNING AND ZONING COMMISSION
CITY OF GRAND PRAIRIE**

MONDAY, March 5, 2018

ANNUAL COMPREHENSIVE PLAN UPDATE

It is the intent of the Planning and Zoning Commission to review the 2010 Comprehensive Plan adopted by Ordinance #9125-2010 and recommend revisions.

A. Review of changes adopted in 2016-2017

1. **Z160402:** Zoning Change for 0.59 acres from a Light Industrial (LI) District to a General Retail (GR) District. The subject property is currently zoned Light Industrial (LI) District, and is located at 1628 E. Main Street. **(Consistent)**
2. **Z160701:** Zoning Change from Agricultural (A) District to Single Family-Five (SF-5) District for the construction of single family detached residence on .43 acre addressed at 1606 Ranch Road and located in the Mathew Road Mobile Home Estates community, south of Camp Wisdom Road and east of Matthew Road. **(Consistent)**
3. **Z160702:** Zoning Change from General Retail (GR) District to Single Family-5 (SF-5) District for the construction of single family detached residence on .95 acre, addressed at 352 Gilbert Circle. **(Consistent)**
4. **Z160401/CP160101:** Zoning Change from Agricultural (A) to a Planned Development (PD) District for single family detached residential uses on 7.09 acres. The property is located at 2901 Doryn Drive. **(Consistent)**
5. **Z160601/CP160601:** Zoning Change from Single Family-4 (SF-4) District to a Planned Development (PD) District for single family residential uses on 19.27 acres. The subject property is within Lakeridge Parkway Overlay District. The property is located at 1231 Seeton Road. **(Consistent)**
6. **Z161101:** Zoning Change from Single-Family-2 (SF-2) District to Planned Development General Retail (PD-GR) District for allowance of a retail uses on 1.52 acres. The property is generally located at the southeast corner of Marshall Drive and Belt Line Road, 2010 S., Belt Line Road. **(Consistent)**
7. **SU080605A:** Specific Use Permit permitting the operation of a smelting furnace, a hazardous industrial use, as part of an existing salvage yard facility. The 8.0 acre salvage yard is zoned Heavy Industrial (HD) district and located within Central Business District (CDB) Section 4. The property is addressed at 3925 E. Jefferson Street. **(Consistent)**
8. **SU121201A/S121202A:** Request to amend SUP-918 regarding the specific operational hours for the existing mini-storage facility. The 4.63 acre property is zoned Commercial-One (C-1) District and is in the State Highway -360 (SH-360) Overlay Corridor District. The property is addressed at 3015 New York Avenue. **(Consistent)**
9. **SU160203:** Specific Use Permit request to allow for the operation of a hazardous industrial use. The property is zoned Light Industrial (LI) District and is within the Great Southwest Industrial (GSD) District. The 4.28 acre property is located at 2350 114th Street. **(Consistent)**
10. **SU160204:** Specific Use Permit request to allow for the operation of a specialty high-performance automotive shop. The property is zoned Light Industrial (LI)

District and is within the S.H. 161 Corridor Overlay District (SH-161) District The 2.93 acre property is located at 247 Gilbert Circle. **(Consistent)**

11. **SU160301/S160303:** Specific Use Permit request to allow for the operation of a restaurant with drive-through. The property is zoned General Retail-1 (GR-1) District and is within the S.H. 360 Corridor Overlay (SH-360) District The 1.09 acre property is located at 2125 S.H. 360. **(Consistent)**
12. **SU160302:** Specific Use Permit request to allow for the operation of a truck tire retreading facility. The property is zoned Light Industrial (LI) District. The 18.143 acre property is located at 3010 Roy Orr Boulevard. **(Consistent)**
13. **SU160401/S160402:** Specific Use Permit request to allow for the operation of a warehouse facility use. The property's zoning is split-zoned General Retail (GR) and Light Industrial (LI) District and is within the Central Business District (CDB), Section 3. The .89 acre property is located at 1628 E. Main Street. **(Consistent)***
14. **SU160502:** Specific Use Permit request to allow for the operation of a commercial scaffolding contractor shop. The property is zoned Light Industrial (LI) District. The 3.8 acre property is located at 1210 Avenue J. **(Consistent)**
15. **SU160504/S160504:** Specific Use Permit request to allow for the operation of an Auto Body & Paint Shop and Major Auto Repair Shop use. The property is zoned Light Industrial (LI) District and is within the Central Business District (CDB), Section 3. The .45 acre property is located at 2248 Poulin Avenue. **(Consistent)**
16. **SU160505/S160501:** Specific Use Permit request to allow for the operation of an industrial business and steel contractor business with outside storage use. The property is zoned Light Industrial (LI) District and is within the Interstate Highway 30 Corridor Overlay (IH-30) District The 16.90 acre property is located at 4000 IH 30. **(Consistent)**
17. **SU160506/S160502:** Specific Use Permit request to allow for the operation of an Auto Body & Paint Shop and Major Auto Repair Shop use. The property is zoned Light Industrial-Limited Standards (LI-LS) District and is within the Central Business District (CDB), Section 3. The .40 acre property is located at 2011 Airport Street. **(Consistent)**
18. **SU160507/S160503:** Specific Use Permit request to allow for the operation of an Auto Body & Paint Shop and Major Auto Repair Shop use. The property is zoned Light Industrial-Limited Standards (LI-LS) District and is within the Central Business District (CDB), Section 3. The .32 acre property is located at 2012 Young Street. **(Consistent)**
19. **SU160602/S160601:** Specific Use Permit request to allow for the operation of a contractor shop/outside storage use. The property is zoned Light Industrial (LI) District and is within the S.H. 161 Corridor Overlay (SH-161) District. The 12.03 acre property is located at 804 W. Shady Grove Road. **(Consistent)**
20. **SU160603:** Specific Use Permit request to allow for multi-purpose special event center use. The property is zoned Commercial (C) District and is within the Central Business Corridor Overlay (CBD) District, Section No. 1. The 2.142 acre property is located at 2315 W. Jefferson Street. **(Consistent)**
21. **SU160701:** Specific Use Permit request to allow for the operation of an Auto Body & Paint Shop and Major Auto Repair Shop use. The property is zoned Light Industrial (LI) District and is within the Central Business District (CDB), Section 1. The .424 acre property is located at 2478 Fort Worth Street. **(Consistent)**
22. **SU160702/S160702:** Specific Use Permit request to allow for the construction and operation four-story hotel. The property is zoned Planned Development-29 (PD-29) District and is within the IH-20 Corridor Overlay (IH-20) District. The 2.15 acre property is located at 2300 Interstate Highway-20. **(Consistent)**

23. **SU160804/S160803:** Specific Use Permit request to allow for the operation of a Contractor Shop with Outdoor Storage use. The property is zoned Light Industrial (LI) District and is within the State Highway-161 (SH-161) Overlay Corridor District. The 2.88 acre property is located at 1717 W.Shady Grove Road. **(Consistent)**
24. **SU1601003:** Specific Use Permit request to allow for the operation a Auto Wrecker Service/Service Station. The property is zoned General Retail (GR) District and is within the Central Business District (CDB), Section 3. The 0.353 acre property is located at 1205 E. Jefferson Street. **(Consistent)**
25. **SU161101/S161104:** Specific Use Permit request to allow for the operation a restaurant with drive through. The property is zoned General Retail (GR) District. The 0.71 acre property is located at 3713 S. Carrier Parkway. **(Consistent)**
26. **SU161102:** Specific Use Permit request to allow for the Outside Storage uses in conjunction with an existing auto parts retail business. The property is zoned Light Industrial (LI) District and is within the Central Business District (CDB), Section 3. The 0.582 acre property is located at 143 S.E. 16th Street. **(Consistent)**
27. **SU161201S161202:** Specific Use Permit request to allow for construction and operation a restaurant with drive through. The property is zoned Planned Development-217 (PD-217) District. The 1.30 acre property is located at 1111 N. Belt Line Road, and is within the Belt Line Corridor Overlay Corridor. **(Consistent)**
28. **SU161202:** Specific Use Permit request to allow for Outside Storage uses in conjunction with a local Environmental Incident Response Business. The property is zoned Light Industrial (LI) District, and located in the State Highway-161 (SH-161) Corridor Overlay District. The 11.019 acre property is located at 3405 & 3409 Gilbert Road. **(Consistent)**
29. **SU161203:** Specific Use Permit request to authorize the expansion and codification of an existing self-storage facility. The property is zoned Commercial (C) District, and is located within the State Highway-161 (SH-161) Corridor Overlay District. The 4.41 acre property is located at 2422 Robinson Road. **(Consistent)**
30. **TA160901:** Text Amendment to Appendix Q, “Limited INdustrail-Limited Standards”, of the Unified Development Code to amend the minimum parking, drive way and dumpster-related related standards requirements, and to make grammatical, format and content modifications to improve the quality and clarity of the Article. [Ordinance No. 10131-2016] **(Consistent)**
31. **Z160402:** Zoning Change for 0.59 acres from a Light Industrial (LI) District to a General Retail (GR) District. The subject property is currently zoned Light Industrial (LI) District, and is located at 1608 E. Main Street. **(Consistent)**
32. **Z160701:** Zoning Change from Agricultural (A) District to Single Family-Five (SF-5) District for the construction of single family detached residence on .43 acre addressed at 1606 Ranch Road and located in the Mathew Road Mobile Home Estates community, south of Camp Wisdom Road and east of Matthew Road. **(Consistent)**
33. **Z160702:** Zoning Change from General Retail (GR) District to Single Family-5 (SF-5) District for the construction of single family detached residence on .95 acre, addressed at 352 Gilbert Circle. **(Consistent)**
34. **Z160401:** Zoning Change from Agricultural (A) to a Planned Development (PD) District for single family detached residential uses on 7.09 acres. The property is located at 2901 Doryn Drive. **(Consistent)**
35. **Z160601/CP160601:** Zoning Change from Single Family-4 (SF-4) District to a Planned Development (PD) District for single famil residential uses on 19.27 acres. The subject property is within Lakeridge Parkway Overlay District. The property is located at 3304 Corn Valley Road. **(Consistent)**

36. **Z161101:** Zoning Change from Single-Family-2 (SF-2) District to Planned Development General Retail (PD-GR) District for allowance of a retail uses on 1.52 acres. The property is generally located at the southeast corner of Marshall Drive and Belt Line Road, 2010 S., Belt Line Road. **(Consistent)**
37. **SU160203:** Specific Use Permit request to allow for the operation of a hazardous industrial use. The property is zoned Light Industrial (LI) District and is within the Great Southwest Industrial (GSD) District The 4.28 acre property is located at 2350 114th Street. **(Consistent)**
38. **SU160204:** Specific Use Permit request to allow for the operation of a speciality high-performance automotive shop. The property is zoned Light Industrial (LI) District and is within the S.H. 161 Corridor Overlay District (SH-161) District The 2.93 acre property is located at 247 Gilbert Circle. **(Consistent)**
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43. **SU160505/S160501:** Specific Use Permit request to allow for the operation of an industrial business and steel contractor business with outside storage use. The property is zoned Light Industrial (LI) District and is within the Interstate Highway 30 Corridor Overlay (IH-30) District The 16.90 acre property is located at 4000 IH 30. **(Consistent)**
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46. **SU160602/S160601:** Specific Use Permit request to allow for the operation of a contractor shop/outside storage use. The property is zoned Light Industrial (LI) District and is within the S.H. 161 Corridor Overlay (SH-161) District. The 12.03 acre property is located at 804 W. Shady Grove Road. **(Consistent)**
47. **SU160603:** Specific Use Permit request to allow for multi-purpose special event center use. The property is zoned Commercial (C) District and is within the Central

Business Corridor Overlay (CBD) District, Section No. 1. The 2.142 acre property is located at 2315 W. Jefferson Street. **(Consistent)**

48. **SU160701:** Specific Use Permit request to allow for Auto Body and Paint Shop/Major Auto repair use within a 3,152 sq. ft. lease space of a 9,800 sq. ft. industrial building. The property is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay (CDB) District, Section No. 1. The .424 acre property is located at 2478 Fort Worth Street. **(Consistent)**
49. **SU160702/S160702:** Specific Use Permit request to allow for four-story hotel use. The property is zoned Planned Development-29 (PD-29) District and is within the Interstate Highway 20 Corridor Overlay (IH-20) District. The 2.15 acre property is located at 2300 Interstate Highway-20. **(Consistent)**
50. **SU160803/S160802:** Specific Use Permit request to allow for Auto Dealership Inventory Holding Yard use to be operated by Texas Direct Auto. The property is zoned Planned Development-140 (PD-140) District and is within the Interstate Highway-20 Corridor Overlay (IH-20) District. The 7.24 acre property is located at 3000 W. Bardin Road. **(Consistent)**
51. **SU160804/S160803:** Specific Use Permit request to allow for Contractor Shop with Outdoor Storage. The property is zoned Light Industrial (LI) District and is within the State Highway 161 Corridor Overlay (SH-161) District. The 2.88 acre property is located at 1717 W. Shady Grove Road. **(Consistent)**
52. **SU1601001:** Specific Use Permit request to allow for a Bail Bonds business use within an existing professional office building. The property is zoned Planned Development-237 (PD-237) District and is within the Central Business Corridor Overlay (CDB) District, Section No. 4. The 368 square foot lease space is located at 2502 E. Main Street. **(Consistent)**
53. **SU161002/S161002:** Specific Use Permit request to allow for the operation of an Auto Wrecker Service/Service Station. The property is General Retail (GR) District and is within the Central Business Corridor Overlay (CBD) District, Section 3. The .3534 acre property is located at 1205 E. Jefferson Street. **(Consistent)**
54. **SU161101/S161104:** Specific Use Permit request to construct and operate a restaurant with drive-through. The property is zoned General Retail (GR) District. The 0.71 acre property is located at 3713 S. Carries Parkway. **(Consistent)**
55. **SU161102:** Specific Use Permit request to allow for Outdoor Storage uses in conjunction with an Auto Parts Retail business. The property is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay (CBD) District, Section 3. The 0.582.88 acre property is located at 143 S.E. 16th Street. **(Consistent)**
56. **SU161201/S161202:** Specific Use Permit request to allow for construction and operation of a restaurant with drive through. The property is zoned Planned Development-217 (PD-217) District and is within the Belt Line Corridor Overlay District. The 1.30 acre property is located at 1111 N. Belt Line Road. **(Consistent)**
57. **SU161203:** Specific Use Permit request to authorize the expansion and codification of an existing self-storage facility with Truck Rentals. The property is zoned Commercial (C) District. The 4.41 acre property is located at 2422 Robinson Road. **(Consistent)**
58. **Annexations:** None
59. **Disannexations:** None.
60. **Street Name Changes:** None.