



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, March 11, 2024

6:00 PM

City Hall - Briefing Room

BRIEFING SESSION

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.

Call to Order

EXECUTIVE SESSION

The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.

Agenda Review

6:30 PM Council Chambers

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

- 1. Approval of Minutes of the February 26, 2024 P&Z meeting

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 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 1.11.5.6.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.

2. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St
3. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

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.

4. CPA-24-01-0003 - Comprehensive Plan Amendment - 821 MacArthur (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd
5. ZON-24-01-0002 - Zoning Change – 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden

Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

6. TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval

ADJOURNMENT

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.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

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 March 8, 2024.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the February 26, 2024 P&Z meeting

RECOMMENDED ACTION: Approve



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 26, 2024 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
 Vice Chairperson Julia Perez
 Commissioner Ana Coca (entered meeting at 5:45 p.m.)
 Commissioner Michelle Madden
 Commissioner Frank Gonzalez
 Commissioner CJ Ramirez
 Commissioner Christopher Okoli
 Commissioner Tai Jones-Chapman

ABSENT

Commissioner John Fedorko

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Madden inquired about several turning lanes on the site plan for item 14. Transportation Planner Brett Huntsman indicated on the screen. Chairperson Smith asked if the elevations were meeting City Council's expectations for item 14. Planner Brittany Musser stated yes, they are largely conforming.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:30 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
 Vice Chairperson Julia Perez
 Commissioner Ana Coca
 Commissioner Michelle Madden

Commissioner Frank Gonzalez
 Commissioner CJ Ramirez
 Commissioner Christopher Okoli
 Commissioner Tai Jones-Chapman

ABSENT

Commissioner John Fedorko

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Perez, Seconded by Commissioner Okoli to close the public hearing and approve items one through eight. The motion carried unanimously.

1. Approval of Minutes of the February 12, 2024 P&Z meeting

Approved on Consent Agenda

2. PLT-24-01-0004 - Final Plat - Lot 1, Block 1, Hamilton Headquarters Addition (City Council District 4). Final Plat of Lot 1, Block 1, Hamilton Headquarters Addition, creating one commercial lot on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, and S.H. Beeman Survey, Abstract No. 1693, City of Grand Prairie, Dallas County, zoned PD-30A, within the IH-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd

Approved on Consent Agenda

3. PLT- 24-01-0001 - Final Plat - Prairie Ridge Phase 6. Final Plat for Prairie Ridge Phase 6, including 109 residential lots and 2 HOA lots. 25.662 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and east of the Thimbleberry Trail

Approved on Consent Agenda

4. PLT-24-01-0006 - Preliminary Plat - Prairie Ridge Phase 8 & 9. Preliminary Plat for Prairie Ridge Phases 8 & 9, including 269 residential lots and 9 HOA lots. 62.251 acres of land situated in Joseph Stewart Survey, Abstract No. 961, Ellis County FWSD #1, City of Grand Prairie's ETJ, Ellis County, Texas, generally located south of Prairie Ridge Boulevard and west of the Thimbleberry Trail

Approved on Consent Agenda

5. PLT-24-01-0005 - Preliminary Plat for a new single-family subdivision consisting of 138 residential lots and nine (9) open space lots on 37.945 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

Approved on Consent Agenda

6. PLT-24-01-0002 – Replat – Lot 3R, Block 126, Dalworth Park Addition (City Council District 1). Replat of Lot 3R, Block 126, Dalworth Park Addition, creating one lot on 0.340 acres. Lots 3, and 4, Block 126, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi-Family One (MF-1) within the SH 161 Corridor Overlay District, and addressed as 1905 and 1913 El Paso Street

Approved on Consent Agenda

7. PLT-24-01-0003 – Residential Replat – Dalworth Park Addition (City Council District 5). Residential Replat of Lot 27R, Block 161, Dalworth Park Addition, creating one residential lot on 0.128 acres. A portion of Lot 27, Block 161, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 642 N M L King Jr Blvd

Approved on Consent Agenda

8. PLT-23-12-0073 - Preliminary Plat - Jefferson at Lake Ridge Addition (City Council District 4). Preliminary Plat of Lot 1, Block 1, Jefferson at Lake Ridge Addition, creating one multi-family lot on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Perez, Seconded by Commissioner Chapman to close the public hearing and table items nine through eleven to the next meeting of 03/11/2024. The motion carried unanimously.

9. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

Tabled

10. CPA-24-01-0003 - Comprehensive Plan Amendment – 821 MacArthur Blvd (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low

Density Residential to Commercial/Retail/Office on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

Tabled

11. ZON-24-01-0002 - Zoning Change - 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

12. STP-24-01-0002 - Site Plan – Harbor Freight Tools (City Council District 5). Site Plan for a 16,000 sq. ft. commercial retail building on 1.93 acres. Lot 1, Block A, Hakemy Addition, Dallas County, Texas, zoned General Retail (GR) and addressed as 900 E Pioneer Pkwy

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a 16,000 sq. ft. retail building for Harbor Freight Tools. The property is zoned General Retail (GR). The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The Development Review Committee (DRC) recommends approval.

Holton Brinson 3510 Wheeler Rd Augusta GA., stepped forward representing case and available for questions.

Motion made by Commissioner Perez, Seconded by Commissioner Gonzalez to close the public hearing and approve item STP-24-01-0002. The motion carried unanimously.

13. STP-24-01-0003 - Site Plan – Scannell Shady Grove (City Council District 1). Site Plan for an industrial warehouse on 14.075 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay District and addressed as 902 W Shady Grove Rd & 3325 Hardrock Rd

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant intends to construct a 232,440 sq. ft. speculative industrial warehouse building on 14.075 acres. City Council must approve a Site Plan for any project involving industrial uses. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate

circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, and landscaping and screening requirements. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Ramirez to close the public hearing and approve item STP-24-01-0003. The motion carried unanimously.

14. STP-23-11-0027 - Site Plan – JPI Great Southwest Parkway (City Council District 4). Site Plan for a multi-family development with 439 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant wishes to construct a multi-family development with 439 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping, screening, and tree mitigation requirements, and architectural design for special districts. In addition, UDC's Appendix W, Residential Development Standards addresses architectural and amenity requirements to encourage high standards that provide a quality residential development with a long lifespan. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Ryan Dauer 9001 Cypress Waters Blvd Suite 2A Dallas TX., stepped forward representing the case.

Motion made by Chairperson Smith, Seconded by Commissioner Coca to close the public hearing and approve item STP-23-11-0027. The motion carried unanimously.

PUBLIC HEARING

15. SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 Macarthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,312 sq. ft. convenience store with a gas sale on 2.04 acres. The proposal includes a fuel canopy with ten fuel stations facing Macarthur Boulevard.

The following variances are requested:

1. *Number of Parking Spaces – Variance to the maximum allowed parking space of 20 to allow a total of 52 parking spaces.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow the building to be constructed with windows that account for 39% of all facades.*

The Development Review Committee (DRC) and staff recommend approval with the following conditions:

1. *The cornices shall be constructed with either EIFS or other masonry materials permitted under Appendix F.*
2. *Illuminated LED bands are not allowed on the metal canopies on the building exterior.*
3. *Illuminated red bands around the fuel canopy are not allowed.*
4. *Truck idling within 300 feet of a residential structure shall be limited to a period not to exceed 15 minutes.*
5. *Applicant shall post “no-idling” signs on site.*

Commissioner Madden asked for clarification for the illuminated LED bands and the metal cornice. Chairperson Smith asked will the gas station be open 24 hours. Planning and Development Director stated all QuikTrip’s are open 24 hours.

Robert Cabel – Miami Partners LLC P.O. BOX 601344 Dallas TX., stepped forward in support of this request. He stated he is the property owner and discussed the plans he has for the site next to this proposed lot.

Craig Honeywell 4588 Mountain Laurel Dr Grand Prairie Tx., stepped forward representing the case and gave a power point presentation. He discussed the variances and indicated he would like to request for conditions one through three removed from the DRC recommendations because they are using the same specs used in other approved sites. As far as the aluminum cornice only one of their a thousand stores has a EFIS cornice, and that store has been a problem for them, and the aluminum cornice is branding for QuikTrip. By allowing them to remove those three conditions, their stores will be consistent with other stores.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve item SUP-23-10-0043 with variances and with staff recommendation of conditions four and five. The motion carried unanimously.

16. ZON-24-01-0001 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 2,100 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to amend the existing Planned Development District

No. 410 to allow 2,100 sq. ft. single family attached dwellings instead of the required 2,600 sq. ft. The Development Review Committee (DRC) recommends approval.

Ola Banwo 10119 Norman Ct Irving TX., stepped forward representing the case.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item ZON-24-01-0001. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:14 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, AICP, Senior Planner

TITLE: SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St

APPLICANT: Teresa Watters, Applicant

RECOMMENDED ACTION: Table to March 25, 2024



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, AICP, Senior Planner

TITLE: SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

APPLICANT: Hector Sotelo, Bannister Engineering

RECOMMENDED ACTION: Table to March 25, 2024



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: CPA-24-01-0003 - Comprehensive Plan Amendment - 821 MacArthur (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

APPLICANT: Miguel Guevara Velazquez

RECOMMENDED ACTION: Staff is unable to support the request because the proposal does not align with the Future Land Use Map (FLUM). However, staff does note that proposed zoning request is consistent with the land uses of abutting properties.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Amendment to the Future Land Use Map to change the designation from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd.

PURPOSE OF REQUEST:

The applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Commercial	Industrial
South	Single Family-Four	Cemetery
West	Single Family-Four	Vacant, Single Family Residence
East	Single Family-Four	Single Family Residence

CONFORMANCE WITH THE COMPREHENSIVE PLAN:*Future Land Use Map*

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The FLUM designates this location as Low Density Residential. The proposed zoning is inconsistent with the FLUM.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

RECOMMENDATION:

Staff is unable to recommend approval of this request since the proposed use is inconsistent with the FLUM. However, staff does note that proposed zoning request is consistent with the land uses of abutting properties.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Exhibit B - Boundary Description

Page 1 of 1

Item 4.



Texas 811
Know what's below.
Call 811 Before You Dig

821 MacArthur Boulevard

Being a tract of land situated in the Joseph Graham Survey Abstract No. 506 and the D.F. Pearson Survey, Abstract No. 1130, Dallas County, Texas, some being all of Lot 261, a portion of the adjoining Southern tract and a portion of Lots 168 and 169, of BURBANK GARDENS, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 9, Map Records of Dallas County, Texas, and being those tracts of land conveyed to Carlos Ramirez, by deed recorded in Instrument Number 20070020496, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract (referred to as Tract B) of land conveyed to Republic Western Insurance Company, an Arizona Corporation, by deed recorded in Volume 2005056, Page 596, Deed Records of Dallas County, Texas, and lying on the West line of MacArthur Boulevard (60 foot right-of-way), from which an 'X' found at the Northeast corner of said Republic Western Insurance Company tract, bears North 04 degrees 03 minutes 35 seconds West a distance of 360.76 feet for witness;

THENCE South 04 degrees 03 minutes 35 seconds East, along the said West line of MacArthur Boulevard, a distance of 85.17 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northeast corner of the Jordan-Hight Family Cemetery, Inc., by deed recorded in Volume 43521, Page 36, Deed Records of Dallas County, Texas;

THENCE South 85 degrees 53 minutes 50 seconds West, along the North line of said Jordan-Hight Family Cemetery, Inc. tract, a distance of 233.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Jordan-Hight Family Cemetery, Inc. tract;

THENCE South 00 degrees 44 minutes 39 seconds East, along the West line of said Jordan-Hight Family Cemetery, Inc. tract, a distance of 19.64 feet to an "X" set for corner, said corner being the Northeast corner of Lot 170, of said Burbank Gardens;

THENCE South 89 degrees 50 minutes 55 seconds West, along the North line of said Lot 170, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 201800234363, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 44 minutes 40 seconds West, along the East line of said Ramirez tract (201800234363), a distance of 120.32 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 201900306321, Official Public Records of Dallas County, Texas, and lying on the South line of Lot 167, of said Burbank Gardens, from which a fence post found bears South 33 degrees 56 minutes 12 seconds East a distance of 1.50 feet for witness;

THENCE North 89 degrees 46 minutes 27 seconds East, along the said South line of Lot 167, a distance of 277.90 feet to the POINT OF BEGINNING and containing 27,429 square feet or 0.63 acres of land.

SURVEYOR'S CERTIFICATE

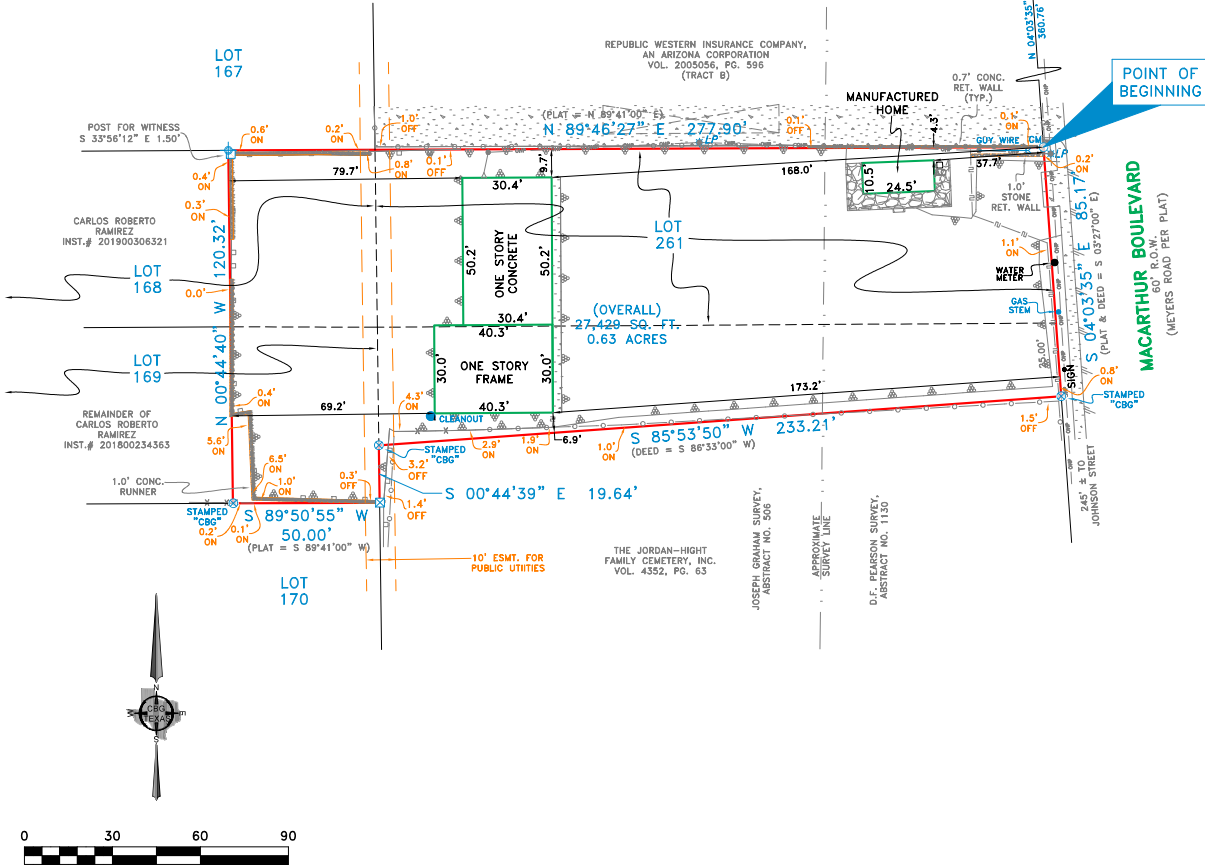
The undersigned Registered Professional Land Surveyor hereby certifies to Miguel Guevara that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 821 MacArthur Boulevard described in Instrument Number 20070020496, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except shown hereon there are no observable protrusions on to the Property or observable intrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48113C0315L with a date of 03/24/2019) pursuant to the Flood Disaster Protection Act of 1973. (LOMR 20-062268B effective 06/21/2021 & LOMR 19-06-1737P effective 06/01/2020)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 9th day of January, 2024.

Registered Professional Land Surveyor



- NOTES:
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
 - EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
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REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
○	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
+	POINT FOR CORNER
—	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
□	COLUMN
AC	AIR CONDITIONING
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

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Garland, TX 75043
Phone: 972.466.7073
F: 972.466.9265
Firm: 480.628.800
www.cbgtllc.com

CBG
SURVEYING TEXAS LLC

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	1/9/2024	2400161	N/A	CAJ

ACCEPTED BY: _____

TEXAS LAND TITLE SURVEY

JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506
D.F. PEARSON SURVEY, ABSTRACT NO. 1130

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

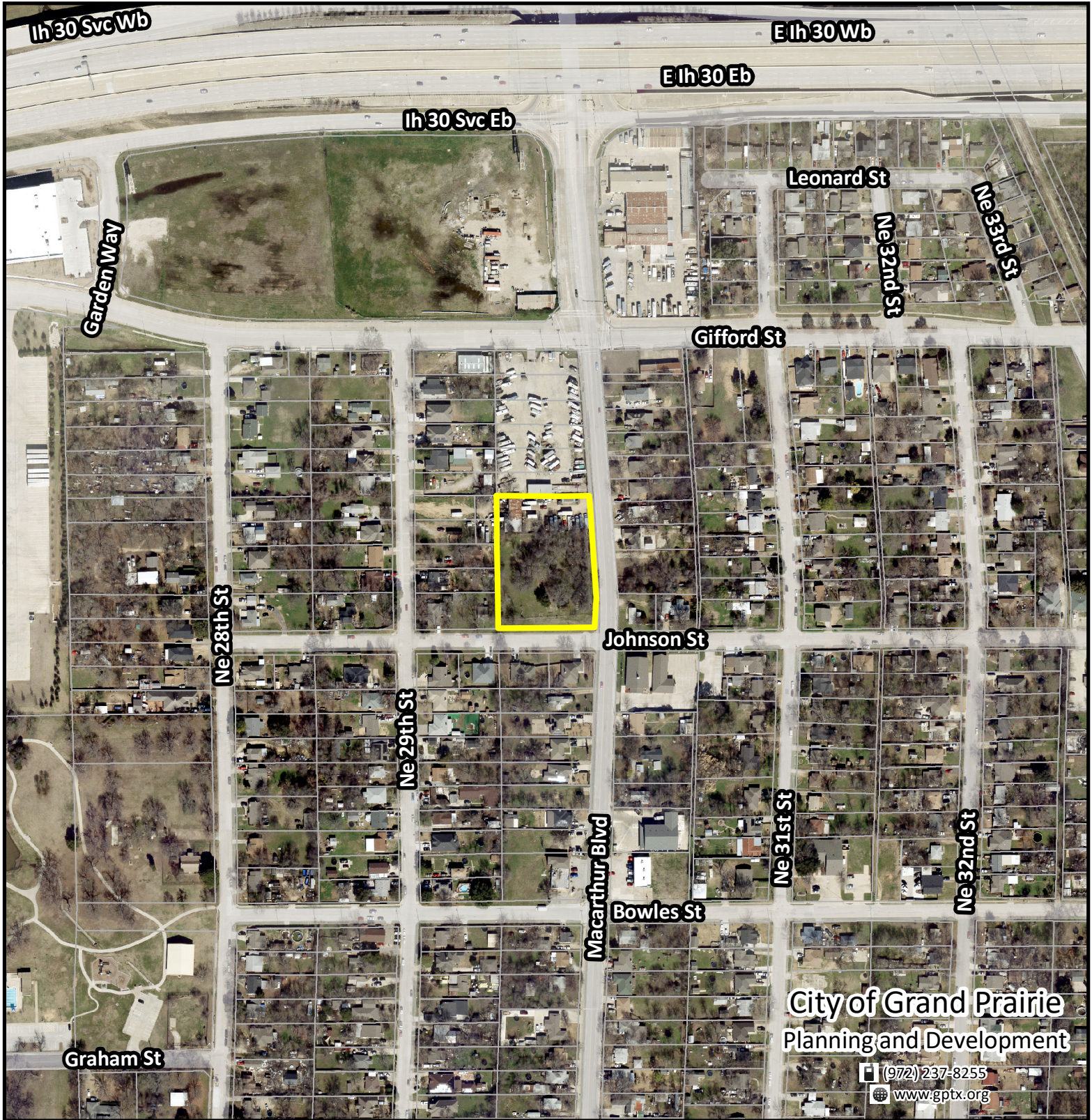
821 MACARTHUR BOULEVARD

Exhibit A- Location Map




Page 1 of 1

CASE LOCATION MAP
 ZON-24-01-0002
 821 MACARTHUR

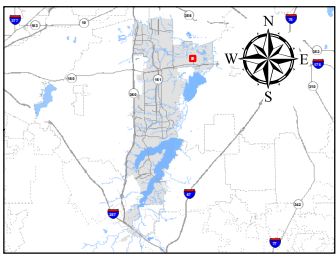
Item 4.



City of Grand Prairie
 Planning and Development
 (972) 237-8255
 www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.07 Miles



PLANNING
 Date: 1/23/2024



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/11/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Brittany Musser, Planner
TITLE: ZON-24-01-0002 - Zoning Change – 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

APPLICANT: Miguel Guevara Velazquez

RECOMMENDED ACTION: Staff is unable to recommend approval of this request since the commercial land use is inconsistent with the FLUM. However, the request is consistent with the commercial land uses north of the subject property.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd.

PURPOSE OF REQUEST:

The applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. Lot 261 and partial lots 168 and 169 are all zoned Commercial (C) while the portion of the adjoining southern tract is zoned Single Family-Four (SF-4) Residential District. The SF-4 zoning district does not allow for any auto related uses.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Commercial	Industrial
South	Single Family-Four	Cemetery
West	Single Family-Four	Single Family Residence
East	Single Family-Four	Single Family Residence

HISTORY:

- February 14, 1972: City Council approved a Specific Use Permit for a Cemetery for the adjoining southern tract.
- September 1985: The City's 1985 zoning map shows lot 261 zoned Commercial and lots 169 and 168 zoned as Single Family-Four.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Low Density Residential. The proposed zoning is inconsistent with the FLUM.

ZONING REQUIREMENTS:

The table below summarizes the requirements for Commercial. If zoning is approved, the applicant must comply with the following standards.

Table 2. Summary of Lot Requirements

Standard	Required
Min. Lot Area (Sq. Ft.)	5,000
Min. Lot Width (Ft.)	50
Min. Lot Depth (Ft.)	100
Front Setback (Ft.)	25
Internal Side Yard (Ft.)	10
Rear Setback (Ft.)	0
Max. Height (Ft.)	25

ANALYSIS:

The majority of the subject property is already zoned for Commercial uses. The only portion of the subject property that would be changed from Single-Family Four to Commercial is the portion of the

adjacent southern tract that abuts the existing cemetery. That portion of land has historically been used for industrial type uses and would likely never develop as a single-family home.

VARIANCES:

The applicant is not requesting any variances at this time.

RECOMMENDATION:

Staff is unable to recommend approval of this request since the commercial classified land use is inconsistent with the FLUM. However, the request is consistent with the commercial land use north of the subject property.

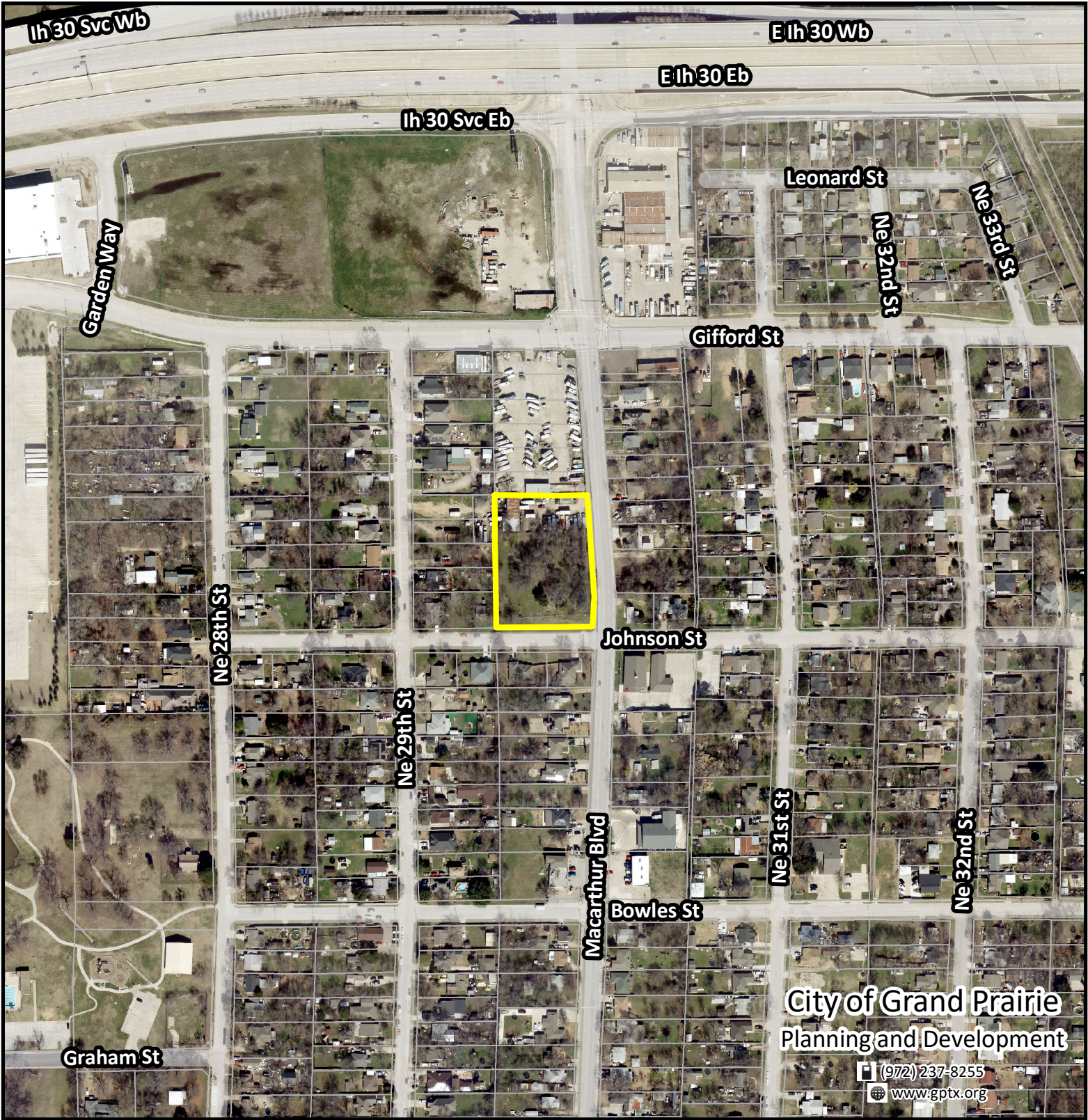
Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
 ZON-24-01-0002
 821 MACARTHUR




Item 5.



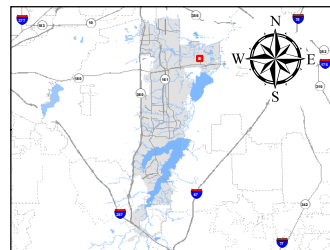
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-  Location
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0 0.07 Miles

Grand Prairie
 TEXAS

PLANNING
 Date: 1/23/2024

Exhibit B - Boundary Description

Page 1 of 1

Item 5.



821 MacArthur Boulevard

Being a tract of land situated in the Joseph Graham Survey Abstract No. 506 and the D.F. Pearson Survey, Abstract No. 1130, Dallas County, Texas, some being all of Lot 261, a portion of the adjoining Southern tract and a portion of Lots 168 and 169, of BURBANK GARDENS, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 9, Map Records of Dallas County, Texas, and being those tracts of land conveyed to Carlos Ramirez, by deed recorded in Instrument Number 20070020496, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract (referred to as Tract B) of land conveyed to Republic Western Insurance Company, an Arizona Corporation, by deed recorded in Volume 2005056, Page 596, Deed Records of Dallas County, Texas, and lying on the West line of MacArthur Boulevard (60 foot right-of-way), from which an 'X' found at the Northeast corner of said Republic Western Insurance Company tract, bears North 04 degrees 03 minutes 35 seconds West a distance of 360.76 feet for witness;

THENCE South 04 degrees 03 minutes 35 seconds East, along the said West line of MacArthur Boulevard, a distance of 85.17 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northeast corner of the Jordan-Hight Family Cemetery, Inc., by deed recorded in Volume 43521, Page 36, Deed Records of Dallas County, Texas;

THENCE South 85 degrees 53 minutes 50 seconds West, along the North line of said Jordan-Hight Family Cemetery, Inc. tract, a distance of 233.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Jordan-Hight Family Cemetery, Inc. tract;

THENCE South 00 degrees 44 minutes 39 seconds East, along the West line of said Jordan-Hight Family Cemetery, Inc. tract, a distance of 19.64 feet to an "X" set for corner, said corner being the Northeast corner of Lot 170, of said Burbank Gardens;

THENCE South 89 degrees 50 minutes 55 seconds West, along the North line of said Lot 170, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 201800234363, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 44 minutes 40 seconds West, along the East line of said Ramirez tract (201800234363), a distance of 120.32 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 201900306321, Official Public Records of Dallas County, Texas, and lying on the South line of Lot 167, of said Burbank Gardens, from which a fence post found bears South 33 degrees 56 minutes 12 seconds East a distance of 1.50 feet for witness;

THENCE North 89 degrees 46 minutes 27 seconds East, along the said South line of Lot 167, a distance of 277.90 feet to the POINT OF BEGINNING and containing 27,429 square feet or 0.63 acres of land.

SURVEYOR'S CERTIFICATE

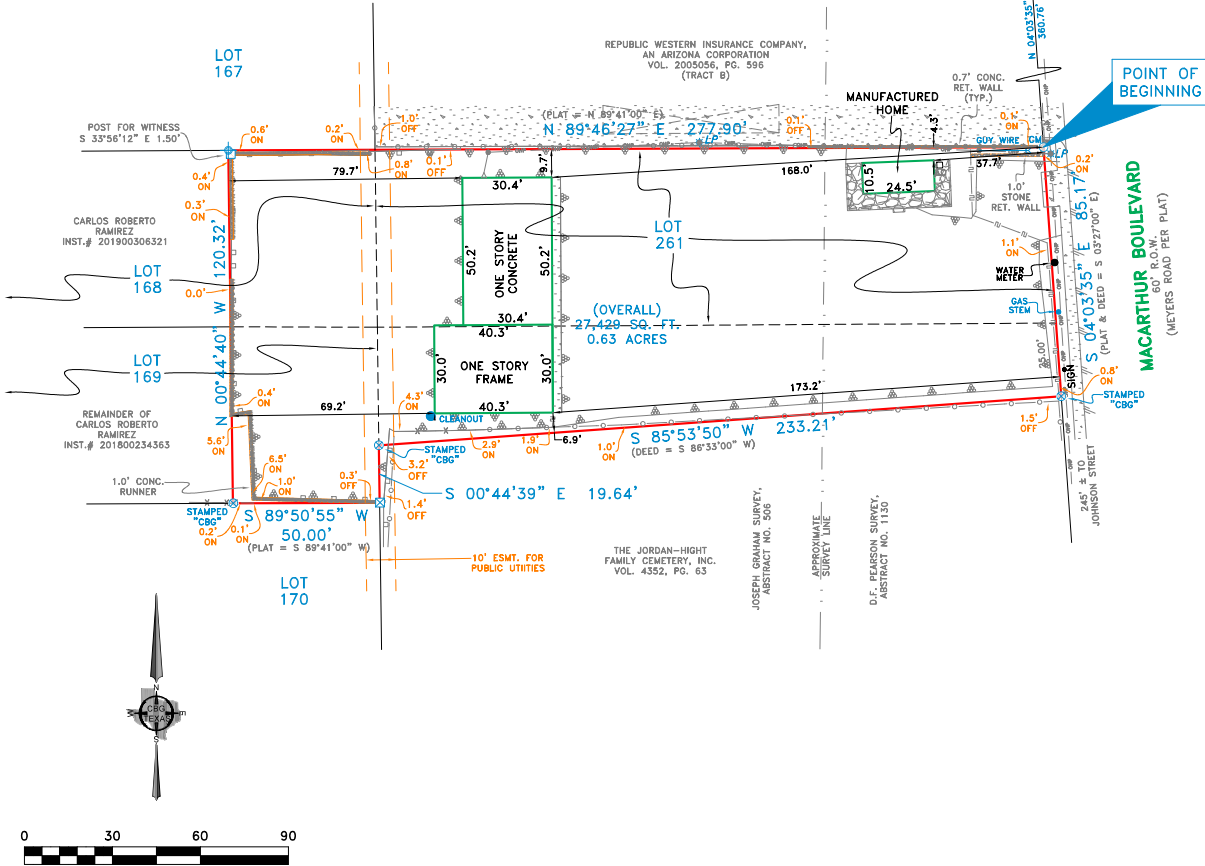
The undersigned Registered Professional Land Surveyor hereby certifies to Miguel Guevara that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 821 MacArthur Boulevard described in Instrument Number 20070020496, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except shown hereon there are no observable protrusions on to the Property or observable intrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48113C0315L with a date of 03/24/2019) pursuant to the Flood Disaster Protection Act of 1973. (LOMR 20-062268B effective 06/21/2021 & LOMR 19-06-1737P effective 06/01/2020)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 9th day of January, 2024.

Registered Professional Land Surveyor



- NOTES:
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REVISIONS		
DATE	BY	NOTES

LEGEND	
<ul style="list-style-type: none"> CM CONTROLLING MONUMENT 1/2" IRON ROD FOUND 1/2" IRON ROD SET 1" IRON PIPE FOUND FENCE POST CORNER "X" FOUND / SET 5/8" ROD FOUND UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE POINT FOR CORNER GRAVEL/ROCK ROAD OR DRIVE 	<ul style="list-style-type: none"> PE - POOL EQUIPMENT COLUMN AC - AIR CONDITIONING FIRE HYDRANT COVERED PORCH/DECK OR CARPORT OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE CONCRETE PAVING DOUBLE SIDED WOOD FENCE

1419 Century Plaza Dr.
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Houston, TX 77073
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www.cbgtl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	1/9/2024	2400161	N/A	CAJ

TEXAS LAND TITLE SURVEY

JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506
D.F. PEARSON SURVEY, ABSTRACT NO. 1130

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

821 MACARTHUR BOULEVARD



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec.22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees.

PURPOSE OF REQUEST:

The purpose of this request is twofold: 1) to implement engineering review fees to recover City cost; and 2) to amend the engineering inspection fees to comply with H.B. 3492.

Currently, the City does not charge engineering review fees. The calculation of the proposed fees was based on actual staff time to review plans as well as a survey of surrounding communities. The City currently charges engineering inspection fees of "Four (4) percent of the cost of the work." However, H.B. 3492 provides that "[a] municipality may not consider the cost of constructing or improving the public infrastructure for a subdivision, lot, or related property development in determining the amount of a fee." The fees proposed in the draft ordinance are approximated to be equal to or less than the fee that would be charged by a qualified independent third-party entity for the services provided.

The intent of the proposed fees is to recover the cost of engineering review and inspections and is not intended to raise revenue beyond the estimated costs.

PROPOSED STANDARDS:

- A. Amending Grand Prairie Unified Development Code, Article 22: Fee Schedule, by amending and replacing Sec. 22.2.25 Drainage or Floodplain Review Fees, which shall read as follows:

22.2.25 Engineering Review Fees:**22.2.25.1 General Requirements**

Initial civil engineering plan submittals should constitute a 90% design. Plans shall comply with the City of Grand Prairie's "Private Development Plan Review Guide" and include the information requested therein. Developer to provide copies of associated drainage background information, including previous plans or studies, for review with the initial submission. Current drainage requirements shall apply. There shall be a 6-month period for the use of criteria from the date of the initial submittal for review. All review comments shall be addressed with subsequent submittals. The Design Engineer shall provide written responses to all comments.

22.2.25.2 Civil Plan Review Fees*

\$800	Single family residential initial review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$400	Single family residential fourth and subsequent reviews.
\$1,500	Multi-family, commercial, and industrial initial review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$750	Multi-family, commercial, and industrial fourth and subsequent reviews.
\$500	Detention pond initial review per pond designed using the Modified Rational Method. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$250	Detention pond fourth and subsequent reviews (per pond).

* The fees in this section apply to projects of less than 3.0 acres. For larger projects, the civil plan review fees are subject to a multiplier, calculated as 1.5 times the project acreage divided by 100.

22.2.25.3 Hydrology Review Fees

\$3,000	Hydrology and hydraulic (H&H) study initial review. If the H&H study is related to a project developing within the floodplain, the developer should apply for a Floodplain Development Permit, the fee for which will be collected separately, at the same time as submitting the H&H study for review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial
---------	--

	review comments. For major modifications, the initial review fee will apply.
\$1,500	H&H study fourth and subsequent reviews.
\$2,500	H&H study initial review for detention pond(s) designed using the Unit Hydrograph Method (per pond). No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$1,250	H&H study for detention pond(s) designed using the Unit Hydrograph Method fourth and subsequent reviews (per pond).
\$3,000*	CLOMR/LOMR review of initial submittal package to ensure consistency between hydraulic models, survey information (LOMRs), work maps, FIRM maps, and FEMA forms, and that sufficient information has been provided for submittal to FEMA. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$1,250	CLOMR/LOMR fourth and subsequent reviews.

* If a CLOMR application is provided with the H&H study, then no addition fee is charged to review the CLOMR forms; however, if the CLOMR application is delayed longer than 6 months from the time the H&H study was submitted, then the initial CLOMR/LOMR review fee will apply.

B. Amending Grand Prairie Unified Development Code, Article 22: Fee Schedule, by amending and replacing Sec. 22.2.27 Engineering Construction Permit Fee, which shall read as follows:

22.2.27 Engineering Inspection Fees:

Water Line Installation (LF)	\$3.94/LF + 20% to account for valves, hydrant, taps, connections
Sanitary Sewer	\$4.15/LF
Storm Sewer	\$6.10/LF + 15% to account for curbs, junction boxes, inlets
Public Paving/Approaches	\$2.20/SF Concrete
Public Sidewalk	\$1.95/LF

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.