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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, OCTOBER 5, 2009

*** 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 Minutes
B. Agenda Briefing

*** CALL TO ORDER 7:00 P.M.**

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. P080403A – FINAL PLAT – LOT 1, BLOCK 1, CELESTIAL CHURCH OF CHRIST ADDITION

2. P091006 - MINOR PLAT – LOTS 1 AND 2, BLOCK 1, NICKLAS ADDITION

II. 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.

3. Approval of Minutes of the August 31, 2009 P&Z meeting.

III. 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 and 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. S091002 – Site Plan – RaceTrac Great Southwest Parkway - 4055 S. Great Southwest Parkway (City Council District 6). Consideration of a request for the approval of a Site Plan for a convenience store with gasoline sales. The site is currently zoned Planned Development District 33 (PD-33) for general retail uses and is located at the northeast corner of S. Great Southwest Parkway and Bardin Road. This property is located in the Interstate Highway 20 (IH-20) Overlay District.

   Owner/Applicant: Mycoskie + McInnis Associates

   [City Council Action: October 20, 2009]

5. SU091001 – Specific Use Permit – 1519 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for automotive sales. The site is currently zoned Light Industrial (LI) District and is generally located south of Main Street between 15th Street and 16th Street. This property is located in the Central Business District Three (CBD-3) Overlay District.
   Owner: Ricardo Flores

Agent: Steve Keeton

[City Council Action: October 20, 2009]

6. SU091002 – Specific Use Permit – 1701 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a trucking company with outside storage. The site is currently zoned Light Industrial (LI) District and is generally located south of Main Street between 17th Street and 18th Street. This property is located in the Central Business District Three (CBD-3) Overlay District.

   Owner: United Rental
   Applicant: Martin Transportation
   Agent: Walter Nelson

   [City Council Action: October 20, 2009]

7. SU091003 – Specific Use Permit – Novas Auto Shop - 1121 E. Jefferson Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an automotive repair shop with tire repair. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and east of Stephens Parkway. This property is located in the Central Business District Three (CBD-3) Overlay District.

   Owner: James C. Hardin
   Applicant: Zeferino Nova
   Agent: Monty Hudson

   [City Council Action: October 20, 2009]

8. SU091004 – Specific Use Permit – Cell Tower TX-DALO185 - 307 W. Warrior Trail (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a cellular tower that encroaches into the setback of a residential zoning district specified by Section 24.5.2 of the Unified Development Code. The site is currently zoned Single Family One (SF-1) District and is generally located south of W. Warrior Trail and east of Corn Valley Road.

   Owner: Grand Prairie Independent School District
   Applicant: Clearwire - Todd Barclay
   Agent: Glenn Davis

   [City Council Action: October 20, 2009]

9. TA091001 – Text Amendment – Article 4, "Permissible Uses," of The Unified

Development Code (UDC). Consideration of a request to amend Section 9, "Small Wind Energy Systems," of Article 4, “Permissible Uses” of the UDC. This amendment will add provisions for rooftop mounted wind turbines, historic/culturally significant structures and additional safety language.

Owner: City of Grand Prairie
Applicant: Planning Department

[City Council Action: October 20, 2009]

10. TA091002 – Text Amendment – Article 6, "Density and Dimensional Requirements," of the Unified Development Code (UDC). Consideration of a request to amend Section 5, "Minimum Yard Setbacks (Residential)," of Article 6, “Density and Dimensional Requirements,” of the UDC and add Section 6, "Carports," to Article 6 “Density and Dimensional Requirements,” of the UDC. The purpose of this amendment is to regulate the construction of carports in all Single Family (SF) zoning districts.

Owner: City of Grand Prairie
Applicant: Planning Department

[City Council Action: October 20, 2009]

IV. 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 of 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.

11. SU061002A – Specific Use Permit Amendment – 2613 Skyway Drive (City Council District 4). Consideration of a request for the approval of an Amendment to a Specific Use Permit for the addition of a fence to an existing medical waste facility. The site is currently zoned Light Industrial (LI) District and is generally located on the east side of Skyway Drive between Arkansas Lane and Alouette Drive.

Owner/Applicant: Otley L. Smith
Agent: Walter Nelson

[Case Postponed]

12. SU090901 – Specific Use Permit – 925 Jefferson Street (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for an automotive repair facility. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and west of Carrier Parkway. The subject property is in Central Business District-Two (CBD-2) and the SH-161 Overlay District.

    Owner/Applicant: Landmark Place Shopping Center

    [Case Postponed]

V. OTHERS MATTERS OF BUSINESS:

VI. CITIZENS COMMENTS:

VII. 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 October 2009 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.