



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

AGENDA

**PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, SEPTEMBER 13, 2010**

- * MEAL SERVED 5:30 P.M.

- * COMMISSIONERS BRIEFING 5:30
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. Citizen Advisory Committee for Photographic Traffic Signal Enforcement Update
- B. Comprehensive Plan Update
- C. Review of Minutes
- D. 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. P101001 – FINAL PLAT – LOTS 1 & 2, BLOCK 1, PARKLAND ADDITION
2. RP101001 – REPLAT – LOT 1R, BLOCK 1, KREGEL ADDITION

3. RP101002 – REPLAT – GRAND PRAIRIE PRIZE ACRES ADDITION, LOT 1R, BLOCK O

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.

4. Approval of Minutes of the August 2, 2010 P&Z meeting.
5. P100901 – Final Plat – Mira Lagos No. E-1B (City Council District 6). Consideration of a request for approval of a Final Plat of 15.411 acres creating 54 residential lots and 2 open space lots. The subject property is zoned Planned Development District No. 271A (PD-271A), and is located south of England Parkway on the east side of Day Miar Road. The subject property is located within the Lakeridge Parkway Overlay District.

Owner: Beazer Homes
Applicant: Daniel Dewey

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.

6. SU080801A – Specific Use Permit – 1925 Airport Street (City Council District 5) Consideration of a request to renew a Specific Use Permit for an auto body shop with paint booth. This site is currently zoned Light Industrial-Limited Standards (LI-LS) District. The site is generally located south of Main Street at 1925 Airport Street in the Central Business District-Three (CBD-3) Overlay District.

Owner: John Chokas
Applicant: Antonio Olalde

[City Council Action: September 21, 2010]

7. SU100702/S100704 – Specific Use Permit/Site Plan – 1924 Young Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit and a Site Plan for an automotive body shop facility on 0.3093 acres. This site is currently zoned Light Industrial-Limited Standards (LI-LS) District. The site is generally located south of Main Street at 1924 Young Street in the Central Business District-Three (CBD-3) Overlay District.

Owner: John Chokas
Applicant/Agent: Walter Nelson

[City Council Action: September 21, 2010]

8. SU100901/S100901 – Specific Use Permit/Site Plan – 217 W. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit and site plan for a multipurpose room and special event center on 0.306 acres. The subject property is zoned Central Area (CA) District, and is located on the south side of Main Street, west of N.W. 2nd Street. The subject property is located within the Central Business District No. 2 (CBD-2) Overlay District.

Owner: Jose A. Camarena
Applicant: Pedro Solano

Agent: Elvira Fernandez

[City Council Action: September 21, 2010]

9. SU100902/S100902 – Specific Use Permit/Site Plan – 1230 E. Pacific Avenue (City Council District 5). Consideration of a request for the approval of a Specific Use Permit and site plan for an automotive body shop with a paint booth on 0.367 acres. The subject property is zoned Commercial (C) District, and is located on the north side of Pacific Avenue, west of S.E. 14th Street. The subject property is located within the Central

Business District No. 3 (CBD-3) Overlay District.

Owner: Ninh Do

Agent: Rene Chavez

[City Council Action: September 21, 2010]

10. SU100903/S100903 – Specific Use Permit/Site Plan – 2520 Robinson Road (City Council District 4). Consideration of a request for the approval of a Specific Use Permit and site plan for a convenience store with drive through retail sales on 2.295 acres. The subject property is zoned General Retail (GR) District, and is located at the southeast corner of the intersection of W. Pioneer Parkway and Robinson Road. The subject property is located within the SH-161 Overlay District.

Owner: Albert T. Manahan

Applicant: Tyson Building Corp

[City Council Action: September 21, 2010]

11. SU100904/S100904 – Specific Use Permit – 2807 W. IH-20 (City Council District 4). Consideration of a request for the approval of a Specific Use Permit and site plan for a full service restaurant serving equal to or exceeding 75% alcohol sales on 1.56 acres. The subject property is zoned Planned Development District No. 140 (PD-140), and is located on the south side of W. IH-20 Service Road, west of Endicott Drive. The subject property is located within the IH-20 Overlay District.

Owner: NC REO LLC

Applicant/Agent: Minka Anderson

[City Council Action: September 21, 2010]

12. MTP100801 – Master Transportation Plan – Reclassification of Waterwood Drive and revisions to thoroughfares in the ETJ (Extra-Territorial Jurisdiction). Consideration of an amendment to Article 23, “Master Transportation Plan,” by revising the Thoroughfare Map to reclassify (downgrade) Waterwood Drive from a minor arterial (M4U) to a local thoroughfare. Revise the Thoroughfare Map to reclassify (downgrade) Lakeview Drive from a principal arterial (P4D) to a local thoroughfare. Revise the Thoroughfare Map to add Prairie Ridge Boulevard as a principal arterial (P6D) from Highway 287 to FM 157. Revise the Thoroughfare Map to realign (straighten from a 90 degree bend) approximately 1000 feet on the western end of Old Fort Worth Road (P4D), so that Old Fort Worth Road ties into Prairie Ridge Boulevard instead of State Highway 287.

Owner/Applicant: City of Grand Prairie Planning Department

[City Council Action: September 21, 2010]

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 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.

- 13. SU080902A – Specific Use Permit - 1225 E. Main Street (City Council District 5). Consideration of a request to renew of a Specific Use Permit for automotive uses. The site is currently zoned Commercial (C) District and is generally located west S.E. 14th street on the south side of Main Street. The property is located in the Central Business District-Three (CBD-3) Overlay District.

Owner/Applicant: Bill Mock

[Case Postponed]

- 14. SU080701A – Specific Use Permit – 2401 Houston Street (City Council District 5). Consideration of a request to renew a Specific Use Permit for a propane distribution and storage lot on 1.0 acres of land. The site is currently zoned Light Industrial (LI) District and is generally located at the southwestern corner of the intersection of Houston Street and N.W. 24th Street.

Owner/Applicant: Tony Rhine

[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 September 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.