



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

AGENDA

**PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, JANUARY 10, 2011**

- * 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. P110201 – FINAL PLAT – EAGLE ADVANTAGE ADDITION
2. RP110201 – REPLAT – LOT 2247-R, BLOCK 1, LAKE RIDGE SECTION 19
3. RP110202 – REPLAT – LOT 1, BLOCK A, C STORE 2 ADDITION

4. RP110203 – REPLAT – LOT 1, BLOCK A, C STORE 1 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.

5. Approval of Minutes of the December 6, 2010 P&Z meeting.

III. 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.

6. Z071201/SU071204A – Zoning Change/Specific Use Permit Renewal – 3402 S. Gilbert Road (City Council District 1). Consideration for approval to renew a zoning change from Single Family-One (SF-1) to Light Industrial (LI) with a Specific Use Permit for a turcking company. The site is generally located east of S. Gilbert Road and south of Josephine Lane.

Owner/Applicant: Jose Ibarra
[Case Postponed]

7. SU060703B – Specific Use Permit Renewal – 405 W. Pioneer Parkway (City Council District 2). Consideration of a request to renew a Specific Use Permit No. 753 for an automotive repair facility and tire shop. The site is currently zoned General Retail (GR) District and is generally located west of Gregory Lane and south of Pioneer Parkway.

Owner/Applicant: AYAH Inc., Wael Hindi
[Case Postponed]

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 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.

8. SU110101 – Specific Use Permit – 935 W. Pioneer Parkway (City Council District 4). Consideration of a request for a Specific Use Permit for a car title loan business on 0.387 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 property is located within the State Highway-161 (SH-161) Overlay District.

Owner: MCM Medical Center
Agent: Brown & Oritz, P.C.

[City Council Action: January 18, 2011]

9. SU110102 – Specific Use Permit – 902 Dalworth Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a convenience store with gasoline sales and a drive-through window on 0.822 acres. The subject property is zoned General Retail (GR) District and is located at the northeast corner of the intersection of N. Carrier Parkway and Dalworth Street. The property is located within the Central Business District-Two (CBD-2) Overlay District.

Owner: One Prime Property, Inc., Hal T. Thorne
Applicant: Ali Makhani
Agent/Engineer: Mahbub Dewan/Houshang Jahvani

[City Council Action: January 18, 2011]

10. SU110103 – Specific Use Permit – 3418 S. Gilbert Road (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for outside equipment storage on 1.47 acres for an environmental remediation contractor. The subject property is zoned Light Industrial (LI) District and is located north of E. Shady Grove Road, on the east side of S. Gilbert Road.

Owner: Lawrence Y. Boucvalt III

Agent: Jeremmy McEntire

[City Council Action: January 18, 2011]

V. CITIZENS COMMENTS:

VI. 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 January, 2011 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.