



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

**AGENDA**  
**PUBLIC HEARING NOTICE**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF GRAND PRAIRIE**  
**MAY 2, 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.

\* INVOCATION

**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 from the applicant 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. P110601 – FINAL PLAT – LOT 1, BLOCK 1, SWATSELL ADDITION
2. P110602 – FINAL PLAT – MIRA LAGOS NO. E-2A

3. RP110601 – REPLAT- LOTS 1 & 2, BLOCK 1, ASPENS AT CENTRAL PARK

**II. 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.**

4. SU061104B – Specific Use Permit Renewal – 2609 W. Jefferson Street (City Council District 4). Consideration of a request for the renewal of a Specific Use Permit for an automotive inspection and tire repair facility. The site is currently zoned General Retail (GR) District and is generally located west of South Great Southwest Parkway on the south side of West Jefferson Street. The property is located in the Central Business District-One (CBD-1) Overlay District.

Owner/Applicant: Sofyan Talm

**[Case Postponed]**

5. SU100404A – Specific Use Permit Renewal – 3422 E. Main Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for outside storage of automobiles on 1.03 acres. The subject property is zoned Light Industrial (LI) District and is located along the north side of E. Main Street east of Hensley Drive. The subject property is located within the Central Business District-Four (CBD-4) Overlay District.

Owner/Applicant: Ron Cornelius

**[Case Postponed]**

6. SU100501A – Specific Use Permit Renewal – 2602 Mayfield Road (City Council District 4). Consideration of a request for the renewal of a Specific Use Permit for used automobile sales on 1.356 acres. The subject property is zoned Light Industrial (LI) District and is located on the north side of Mayfield Road west of S. Great Southwest Parkway. The subject property is also situated within the southwestern portion of the Trader's Village parking area.

Owner: Traders Village

Applicant: LPLM, LLC DBA Fiesta Autoplex

**[Case Postponed]**

7. SU110502 – Specific Use Permit – 2615 W. Pioneer Parkway (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a multi-purpose room and special event center on 0.112 acres. The subject property is zoned Light Industrial (LI) District and is generally located south of Pioneer Parkway and west of S. Great Southwest Parkway.

Owner: Steve Loh

Applicant: EKL (Hoang Le)

**[Case Postponed]**

**III. 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.**

8. Approval of Minutes of the April 4, 2011 P&Z meeting.
9. SU060702B – Specific Use Permit Renewal – 2401 E. Main Street (City Council District 5). Consideration of a request to renew Specific Use Permit No. 752A to add make ready services, minor automotive repair and engine/major component replacement. The site is currently zoned Light Industrial (LI) District and is generally located at the southeast corner of the intersection of Bagdad Road and E. Main Street. This property is located in the Central Business District-Four (CBD-4) Overlay District.

Owner: Angel D. Reyes

Applicant: Lisbeth C. Arias

**[City Council Action: May 17, 2011]**

**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.

10. S110501 – Site Plan – 2603 N. Grand Peninsula Drive (City Council District 6). Consideration of a request for the approval of a Site Plan for a community center on 1.65 acres. The subject property is zoned Planned Development District 249 (PD-249) and is located west of Lakeridge Parkway at the southwest corner of the intersection of N. Grand Peninsula Drive and Coastal Boulevard. The subject property is located within the Lakeridge Parkway Overlay District.

Owner: Grand Peninsula Owners Association, Inc.  
 Applicant: Shane Christian

**[City Council Action: May 17, 2011]**

11. SU110501 – Specific Use Permit – 1102 W. Pioneer Parkway, Suite 102 (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a car title loan business on 0.44 acres. The subject property is zoned Commercial (C) District and is generally located north of Pioneer Parkway and west of Robinson Road. The subject property is located within the S.H.-161 Overlay District.

Owner: Pioneer Drive Thru Self-Storage  
 Applicant: Atlas Financial Services  
 Agent: Robert W. Thompson

**[City Council Action: May 17, 2011]**

12. SU110503 – Specific Use Permit – 1210 Avenue J East (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for a metal reclamation and shipping company with outside storage on 3.77 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East.

Owner: CunYun Ye

Applicant: Tina Lin

**[City Council Action: May 17, 2011]**

13. TA110501 – Text Amendment – Article 4, "Permissible Uses," and Article 30, "Definitions," of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 4, "Permissible Uses," and Article 30, "Definitions," of the Unified Development Code to include revisions to Section 7, "Tattoo Parlors/Piercing Salons," to implement additions and modifications to text in the "Use Charts," and to add new definitions.

Owner: City of Grand Prairie

Applicant: City of Grand Prairie Planning Department

Agent: Ryan Miller

**[City Council Action: May 17, 2011]**

14. TA110502 – Text Amendment – Article 12, "Platting," & Article 22, "Fee Schedule," of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 12, "Platting," and Article 22, "Fee Schedule," of the Unified Development Code for the purpose of changing the maintenance bond requirements for construction permits and adding a fee to appeal the alcohol proximity requirements.

Owner: City of Grand Prairie

Applicant: City of Grand Prairie Planning Department

Agent: Kevin Lasher, AICP

**[City Council Action: May 17, 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 May, 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.