

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

# **AGENDA**

# PUBLIC HEARING NOTICE PLANNING AND ZONING COMMISSION MEETING CITY OF GRAND PRAIRIE JUNE 6, 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

(Invocation to be followed by a moment of silence in observance of the passing of James Kenneth (Ken) Murray, former chairman of the Planning and Zoning Commission)

# 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. P110701 AMENDING PLAT LOTS 7 & 8, BLOCK A, PRAIRIE RIDGE CENTER PHASE II
- 2. P110702 FINAL PLAT LOT 1, BLOCK A, DB REAL ESTATE ASSESTS I, LLC
- 3. P110703 FINAL PL AT- LOT 1 OF THE GATEWAY CHURCH ADDITION
- 4. RP110701 REPLAT- LOT 1R, BLOCK A, TWIN AIRPORTS INDUSTRIAL ADDITION
- 5. RP110702 REPLAT LOT 1R & 2, BLOCK A, WOODS UNITED METHODIST CHURCH 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.

- 6. Approval of Minutes of the May 2, 2011 P&Z meeting.
- 7. P110602 Final Plat Mira Lagos No. E-2A (City Council District 6). Consideration of a request for the approval of a Final Plat of 16.342 acres containing 55 residential lots. The subject property is zoned Planned Development District 271A (PD-271A) and is generally located south of England Parkway and east of Day Miar Road. The subject property is located within the Lakeridge Parkway Overlay District.

Owner/Applicant: Meritage Homes Agent: Daniel Dewey, JBI Partners

8. RP110601 – Replat – Lots 1 & 2, Block 1, Aspens at Central Park (City Council District 4). Consideration of a request for the approval of a Replat of 24.146 acres containing two multi family lots. The subject property is zoned Multi Family-One (MF-1) District, and is located on the south side of Arkansas Lane west of S.H.-161. The subject property is located within the S.H.-161 Overlay District.

Owner: Park Village, LP

Applicant: Pacheco Koch Consulting Engineering

Agent: Greg A. Nadeau, P.E.

9. 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

[City Council Action: June 21, 2011]

10. 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

[City Council Action: June 21, 2011]

## 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.

None

#### 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.

11. 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

# [City Council Action: June 21, 2011]

12. 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 and Matthew Loh/Asian Time Square

Applicant: EKL/Hoang Le

## [City Council Action: June 21, 2011]

13. TA110601 – Text Amendment – Article 4, "Permissible Uses," of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 4, "Permissible Uses," of the Unified Development Code to amend Sections 11, "Check Cashing, Pay Check and Car Title Loan Business," and Section 12, "Use Charts," to include new proximity requirements to mitigate potential saturation of the Check Cashing, Pay Check and Car Title Loan uses and to modify the zoning districts where these uses are permitted.

Owner: City of Grand Prairie

Applicant: Kevin Lasher, A.I.C.P.

[City Council Action: June 21, 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 June, 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.