



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

AGENDA

**PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
OCTOBER 3, 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 City Council Zoning Decisions of September 20, 2011
- B. Review of Planning and Zoning Commission Minutes for Meeting of September 12, 2011
- C. 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 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.

NONE

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.

1. SU090104B – Specific Use Permit Renewal – 3230 E. Main Street/111 Hensley Drive (City Council District 5). Consideration of a request to renew Specific Use Permit No. 811A, Ordinance No. 7917 for used automotive sales. The subject property is generally located north of E. Main Street and west of Hensley Drive. A portion of the subject property is within the Central Business District-4 (CBD-4) Overlay District.

Owner/Applicant: Diamond Virami
Agent: E.D. Hill

[Case Postponed]

2. SU101002A – Specific Use Permit Renewal – 242 Idlewild Road (City Council District 5). Consideration of a request to renew Specific Use Permit No. 851, Ordinance No. 9118-2010 for used automotive sales. The subject property is zoned Heavy Industrial (HI) District, and is located at the southwest corner of the intersection of E. Jefferson Street and Idlewild Road at 242 Idlewild Road. The property is located within the Central Business District-Four (CBD-4) Overlay District.

Owner: Shahriar Kasrai
Applicant: Navid Forutan

[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.

3. Approval of Minutes of the September 12, 2011 P&Z meeting.
4. SU090903A – Specific Use Permit Renewal – 1917 Young Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive impound yard on 1.33 acres. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1917 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: David Langston
Applicant: Rick Campbell

[City Council Action: October 18, 2011]

5. SU100702A – Specific Use Permit Renewal – 1924 Young Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive body shop facility on 0.3093 acres. This subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1924 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: Chokas Brothers Investment
Agent: Walter Nelson

[City Council Action: October 18, 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 so 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. SU110704 – Specific Use Permit – 2735 W. Hunter Ferrell Road (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.23 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located on the south side of W. Hunter Ferrell Road west of MacArthur Boulevard.

Owner: Jose Fernandez

Applicant: Keeton Surveying Company

[City Council Action: October 18, 2011]

7. SU110902/S110901 – Specific Use Permit/Site Plan – 2901 Sandy Lane (City Council District 1). Consideration of a request for the approval of a Specific Use Permit and Site Plan for a commercial horse stable on 6.997 acres. The subject property is zoned Planned Development District 39 (PD-39) and is generally located west of Belt Line Road and south of W. Oakdale Road. The subject property is located within the S.H. 161 Overlay District.

Owner: West Financial Corp.

Applicant: Joseph DeGideo

[City Council Action: October 18, 2011]

8. Z111001/SU111001 – Zoning Change/Specific Use Permit – 501-503 W. Church Street (City Council District 5). Consideration of a request for the approval of a Zoning Change from Single Family-Four (SF-4) District to General Retail-One (GR-1) District, and the approval of a Specific Use Permit for a multipurpose/special event center on 0.364 acres. The subject property is generally located north of W. Main Street and west of N.W. 4th Street. The subject property is located within Central Business District-Two (CBD-2) Overlay District.

Owner/Applicant: Jerry Blackburn

[City Council Action: October 18, 2011]

9. Z111002/CP111001 – Zoning Change/Concept Plan – William Reed Survey, A-1193 & Frederick Dohme Survey, A-395 (City Council District 4). Consideration of a request for approval of a Zoning Change for 54.85 acres from Planned Development District-294 (PD-294) for Multi Family-Three (MF-3) and General Retail (GR) uses to a Planned Development District for Commercial (C) uses; and for the approval of a Concept Plan for future retail development. The subject property is located at the northwest corner of the intersection of Forum/Crossland Boulevard and State Highway 161. The subject property is located within the State Highway 161 and Interstate Highway 20 Overlay

Districts.

Owner: Jin-Ding Sheo (Slink Enterprises)
Applicant: Awad Eskander (Paradigm Consulting).

[City Council Action: October 18, 2011]

10. TA111001 – Text Amendment – Article 2, "Authority," of the Unified Development Code, and Chapter 2, Section 2-7(K) and Chapter 9, "Community Improvement and Development," of the Grand Prairie Municipal Code of Ordinances. The purpose of these amendments is to enable the Planning and Zoning Commission to serve as the "Citizen Advisory Committee for Photographic Traffic Signal Enforcement".

Owner: City of Grand Prairie, Texas
Applicant/Agent: Kevin Lasher, AICP

[City Council Action: October 18, 2011]

11. TA111002 – Text Amendment – Appendices A, B, C & V of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Appendix A, "Listing of Specific Use Permits," and Appendix B, "Listing of Approved Planned Developments," of the Unified Development Code to update both appendices with newly adopted Specific Use Permits and Planned Development Districts and changes to existing Specific Use Permits and Planned Development Districts as adopted by the City Council, and to move Appendix C, "Fence Detail," to Appendix V in order to add a new Appendix that tracks a list of approved mixed use developments in the City of Grand Prairie.

Owner: City of Grand Prairie, Texas
Applicant: Kevin Lasher, AICP
Agent: Ryan Miller

[City Council Action: October 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 October, 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.