



City Council Briefing Room
317 W. College Street
Grand Prairie, Texas

AGENDA
PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MARCH 5, 2012

- * 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 February 21, 2012
- B. Review of Planning and Zoning Commission Minutes for Meeting of February 6, 2012
- 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 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. RP120401 – REPLAT- LOT 1, BLOCK A, M&FC ADDITION
2. RP120402 – REPLAT – LOT 1, BLOCK 1, PARK ADDITION

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 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.

3. SU110503A – Specific Use Permit Renewal – 1210 Avenue J East (City Council District 1). Consideration of a request for the renewal of Specific Use Permit No. 872 for a reclamation and shipping company on 4.586 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

[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.

4. Approval of Minutes of the February 6, 2012 P&Z meeting.
5. P120301 – Final Plat – Block 2, Lot 1, Grand Lakes Business Park, Phase 3 (City Council District 5). Consideration of a request for a Final Plat of 15.41 acres creating one non-residential lot. The site is currently zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of Grand Lakes Boulevard and the IH-30 Eastbound Frontage Road. The subject property is located within the Interstate Highway 30 (IH-30) Corridor Overlay District.

Owner: South IH 30, LTD

Applicant: DMO Property Holdings DAL, LLC
 Agent: Barry A. Sherman

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 Briefing Room 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. RP120301 – Replat – Lots 9R & 10R, Block 13, Greenwood Addition No. 2 Phase II (City Council District 2). Consideration of a request for a replat of 0.235 acres adjusting the property lines of two residential lots. The subject property is zoned Planned Development District 152 (PD-152) and is generally located west of S. Carrier Parkway and north of Mayfield Road. The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District.

Owner: Victor Guerror
 Applicant: Artur Sargsyan
 Agent: Greg Graham

- 7. SU091001A – Specific Use Permit Renewal – 1519 E. Main Street (City Council District 5). Consideration of a request for the renewal of Specific Use Permit No. 830 for automotive sales. The site is currently zoned Light Industrial (LI) District and is generally located south of Main Street between 15th Street and 16th Street. This property is located in the Central Business District Three (CBD-3) Overlay District.

Owner: Ricardo Flores
 Agent: Steve Keeton

8. S120302 – Site Plan – Block 2, Lot 1, Grand Lakes Business Park, Phase 3 (City Council District 5). Consideration of a request for the approval of a Site Plan for a warehouse facility on 15.41 acres. The site is currently zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of Grand Lakes Boulevard and the IH-30 Eastbound Frontage Road. The subject property is located within the Interstate Highway 30 (IH-30) Corridor Overlay District.

Owner: South IH 30, LTD

Applicant: DMO Property Holdings DAL, LLC

Agent: Barry A. Sherman

[City Council Action: March 20, 2012]

9. TA120301 – 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 to provide a language pertaining to refunds of zoning related fees and building permits, regulate access easements between adjacent properties, and insert regulations that address the reconstruction of public infrastructure when unauthorized work or neglect by a third party causes damage.

Owner: City of Grand Prairie

Applicant: Kevin Lasher, AICP

Agent: Ryan Miller

[City Council Action: March 20, 2012]

10. TA120302 – Text Amendment – Article 9, "Sign Standards," of the Unified Development Code. Consideration of a request for the approval of a Text Amendment to Article 9, "Sign Standards," of the Unified Development Code to amend the sign code to include changes adopted in Appendix F, "Overlay District Standards," of the Unified Development Code and to be in conformance with Section 216 of the Texas Local Government Code.

Owner: City of Grand Prairie

Applicant: Kevin Lasher, AICP

Agent: Mary Elliott, AICP

[City Council Action: March 20, 2012]

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 March 2012 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.