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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
AUGUST 6, 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 July 17, 2012
B. Review of Planning and Zoning Commission Minutes for Meeting of July 2, 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 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. P060604A – Preliminary Plat – Lakeview West

2. RP120901 – Replat – Lot 1, Block E, Meadow Oaks 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 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.

3. SU120804 – Specific Use Permit – 1702 W. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N. W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District.

   Owner: Al-Aboody Abrhamim
   Applicant: M.S. Keeton
   Agent: Joe Diaz

   [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 July 2, 2012 P&Z meeting.

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 City 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.

5. S120801 – Site Plan – Castal Retail- 902 E. Pacific Avenue (City Council District 5). Consideration of a request for the approval of a Site Plan for a retail facility on 0.347 acres. The subject property is zoned Commercial (C) District and is located at the northeast corner of E. Pacific Avenue and S. E. 9th Street, being generally situated north of E. Jefferson Street and east of S. Belt Line Road. The subject property is located within Central Business District Three (CBD-3) Overlay District.

   Owner: Fariborz Hadidi
   Applicant: Mo Kaeini

   [City Council Action: August 21, 2012]

6. S120803/SU120806 – Site Plan/Specific Use Permit – 4320 S. State Highway 360 (City Council District 4). Consideration of a request for the approval of a Site Plan and Specific Use Permit for a retail with mini-storage facility on 6.06 acres. The subject property is zoned Planned Development 140 District (PD-140) and is within the State Highway 360 (SH-360) Overlay District. The property is generally located east of S. State Highway 360 and south of Claremont Drive.

   Owner: Lodge Realty Partners LLP
   Applicant: Shawn Valk

   [City Council Action: August 21, 2012]

7. SU120801 – Specific Use Permit – 3549 S. State Highway 360 (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a fifteen-foot (15') extension to an existing telecommunications tower. The subject property is currently zoned Planned Development District 37 (PD-37) and is located within the State Highway 360 (SH-360) Overlay District. The subject property is generally located east of S. State Highway 360 and north of Interstate Highway 20 West.

Owner: American Tower
Applicant: Metro PCS
Agent: Chris Mayo, Site Property Co.

[City Council Action: August 21, 2012]

8. SU120803 – Specific Use Permit – 1172 107th Street (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for an auto body and paint shop in a proposed auto collision repair and customization facility located on 1.67 acres. The subject property is zoned Light Industrial (LI) District and is generally located east of N. State Highway 360 and south of Aveneue J East.

Owner: BJCJ Industrial Properties LTD
Applicant: Tuan Ngo

[City Council Action: August 21, 2012]

9. Z120801/SU120807 – Zoning Change/Specific Use Permit – 2389, 2361, 2357, 2325 W. Jefferson Street (City Council District 1). Consideration of a request for the approval of a Zoning Change from Light Industrial (LI) and Commercial Office (CO) District to a Planned Development (PD) District for all uses allowed in Light Industrial (LI) District plus a Specifc Use Permit for accessory auto parking and outside storage on 1.154 acres. The subject property is zoned Light Industrial (LI) District and Commercial Office (CO) District and located within Central Business District One (CBD-1) Overlay District. The property is generally located on W. Jefferson Street east of S. Great Southwest Parkway.

Owner/Applicant: Grand Prairie LLC

[City Council Action: August 21, 2012]

10. Z120802/SU120805 – Zoning Change/Specific Use Permit – 615 W. Jefferson Street (City Council District 2). Consideration of a request for the approval of a Zoning Change from Central Area (CA) District to a Planned Development (PD) District for all uses allowed in the Central Area (CA) District plus a Specific Use Permit for auto tire repair and auto accessory sales and installation on 0.168 acres. The subject property is zoned Central Area (CA) District and is within Central Business District Two (CBD-2). The property is generally located east of S. Carrier Parkway on W. Jefferson Street.

Owner: Arturo Torres
Applicant: M.S. Steve Keeton

[City Council Action: August 21, 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 August 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.