



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

AGENDA

**PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
NOVEMBER 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 October 16, 2012
- B. Review of Planning and Zoning Commission Minutes for Meeting of October 1, 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. P121201 – MINOR PLAT – LOT 1R, 2, & 3, BLOCK 1, VELA ADDITION REVISED
2. P121202 – MINOR PLAT – LOT 2, BLOCK 1, CAUSEY ADDITION

3. RP121201 – REPLAT – LOT 1, BLOCK 1, PIONEER PARKWAY/SH-161
4. RP121202 – REPLAT – LOT 1, BLOCK 1, CURTIS-WRIGHT 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.

5. SU111102A – Specific Use Permit Renewal – 3055 Kingswood Boulevard (City Council District 6). Consideration of a request for the approval of the renewal of a Specific Use Permit for a general automotive shop on 0.5820 acres that also includes the following activities: indoor tire sales, oil/lube and tune service, engine/major component repair, state inspection services, and muffler repair. The subject property is zoned Planned Development 178 (PD-178) District and is located east of the intersection of Kingswood Boulevard and State Highway 360. The subject property is located within the State Highway 360 (SH-360) Corridor Overlay District.

Owner/Applicant: Diab M Alia

[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.

6. Approval of Minutes of the October 1, 2012 P&Z meeting.

7. P121101 – Final Plat – Lot 1, Block 1, Zachry Addition (City Council District 1). Consideration of a request for the approval of a Final Plat creating 1 lot on 20 acres. The subject property is zoned Light Industrial (LI) District and is within State Highway-161 Overlay District. The property is located east of N. Highway 161 and west of N. Belt Line Road, being situated on the north side of W. Oakdale Road.

Owner: Zachry Construction

Applicant: KBA Construction, Keith Alexander

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.

8. S121102 – Site Plan – 247 Gilbert Circle (City Council District 1). Consideration of a request for the approval of a Site Plan for office and warehouse uses on 2.888 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located south of W. Rock Island Road on the eastern side of Gilbert Circle.

Owner/Applicant: Larry Causey

Agent: Walter Nelson

[City Council Action: November 20, 2012]

9. S121103 – Site Plan – 1510 Shady Grove Road (City Council District 1). Consideration of a request for the approval of a site plan for an office warehouse and light manufacturing facility on 6.122 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located east of Roy Orr Boulevard on the north side of W. Shady Grove Road.

Owner: Texas Dugan LP, Jeff Thornton, c/o Duke Realty Corp.

Applicant: David R Lithe

Agent: Christopher Barboza

[City Council Action: November 20, 2012]

10. SU121101 – Specific Use Permit – 135 S.E. 16th Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an auto body shop with paint booths on .559 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District 3 (CBD-3) Overlay District. The property is generally located south of E. Main Street and east of S.E. 14th Street.

Owner/Applicant: Juan Barbosa

Agent: E.D. Hill

[City Council Action: November 20, 2012]

11. Z121101/CP121101 – Zoning Change/Concept Plan – Berkshire Park Phase 2 (City Council District 2). Consideration of a request for the approval of a Zoning Change from Planned Development 299 (PD-299) District for Zero Lot Line (ZLL) uses to a Planned Development District for Single Family Detached Residential Use and a Concept Plan for 60 single family residential lots and one common area on 10 acres. The subject property is zoned Planned Development 299 (PD-299) District and is within the State Highway-161 Overlay District. The property is generally located on the north side of Arkansas Lane between Robinson Road and South Carrier Parkway.

Owner: M R Development Corp.

Applicant: Bruce French

[City Council Action: November 20, 2012]

12. TA121101 – Text Amendment – Article 14, “Drainage”, of the Unified Development Code - Consideration of a request for the approval of a Text Amendment to Article 14, “Drainage,” of the Unified Development Code (UDC) to amend the UDC language to be consistent with recently approved Environmental Protection Agency changes and proposed changes to the Drainage Design Manual to be incorporated into the revised 2012 Drainage Design Manual.

Owner: The City of Grand Prairie

Applicant: Chris Agnew, Engineering Department

[City Council Action: November 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 November 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.