



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

## AGENDA

**PUBLIC HEARING NOTICE  
PLANNING AND ZONING COMMISSION MEETING  
CITY OF GRAND PRAIRIE  
WEDNESDAY, DECEMBER 9, 2009**

\* 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. Comprehensive Plan Update
- B. Review of Minutes
- C. Agenda Briefing

\* CALL TO ORDER 7:00 P.M.

**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. 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.**

1. Approval of Minutes of the November 2, 2009 P&Z meeting.

**III. 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.**

2. SU091001 – Specific Use Permit – 1519 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for automotive sales with minor automotive repair, body shop with paint booth and state inspection. 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

**[City Council Action: January 5, 2010]**

3. SU060702A – Specific Use Permit – 2401 E. Main Street (City Council District 5). Consideration of a request for approval to amend Specific Use Permit No. 752 to add heavy automotive repair. The site is currently zoned Light Industrial (LI) District and is generally located at the southeast corner of the intersection of Bagdad Road and E. Main Street. This property is located in the Central Business District-Four (CBD-4) Overlay District.

Owner: Angle Reyes  
Agent: Lisbeth C. Arias

**[City Council Action: January 5, 2010]**

4. SU091202/S091202 – Specific Use Permit & Site Plan – 520 W. Pioneer Parkway (City Council District 2). Consideration of a request for the approval of a Specific Use Permit and Site Plan for an automotive repair facility. The site is currently zoned Planned Development District 56 (PD-56) and is generally located east of Carrier Parkway on the north side of Pioneer Parkway.

Owner: Nadar Farokhcouz  
Applicant: Chris Acker

**[City Council Action: January 5, 2010]**

5. TA091201- Text Amendment - Article 12, “Platting” and Article 22, “Fee Schedule” of the Unified Development Code. Consideration of additions, modifications, clarifications and corrections to text affecting site work permits for all construction activities including clearing, grading and excavating; establishing a minimum site construction permit fee of \$100.00; adding clarifying language regarding the signalization of street intersections; adding clarifying language regarding check-list items for engineering plan submittals required during the plat review process; adding general modifications and editorial corrections to fees pertaining to the review process for all plat applications; adding language concerning fees required for the renewal of expired plats and Specific Use permit applications; eliminating the Fast-Track Zoning Fee; establishing a fee of \$75.00 for Street Name Change requests; establishing a plumbing permit fee of \$60.00; and implementing general clerical and grammatical corrections.

Owner: City of Grand Prairie  
Applicant: Planning Department

**[City Council Action: January 5, 2010]**

**IV. 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.**

6. SU091201 – Specific Use Permit – 306 NW 2nd Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a child daycare facility. The site is currently zoned General Retail (GR) District and is generally located north of College Street along the east side of N.W. 2nd Street. This property is located in the Central Business District-Two (CBD-2) Overlay District.

Owner: Randy E. Cook  
Applicant: Erica Bryant

**[Case Tabled]**

**V. OTHERS MATTERS OF BUSINESS:**

**VI. CITIZENS COMMENTS:**

**VII. 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 December 2009 at 5:00 p.m.

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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.