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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, MARCH 1, 2010

*** 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 Minutes
B. 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.

1. P100401 – FINAL PLAT – LOTS 1-4, BLOCK 1, LIZAMA ADDITION

2. P100402 – FINAL PLAT – LOT 1, BLOCK1, ARNOLD ADDITION

3. RP100401 – REPLAT – LOT 2R, BLOCK 2, DALWORTH HILLS ADDITION

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.

4. Approval of Minutes of the February 1, 2010 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.

5. SU100201 – Specific Use Permit – 700 S.W. 3rd Street (City Council District 3). Consideration of a request for the approval of a Specific Use Permit for a dry cleaning business in excess of 3,000 square feet that is adjacent to a residential zoning district. The subject property is currently zoned General Retail (GR) District and is generally located south of Jefferson Street on the east side of S.W. 3rd Street.

   Owner/Applicant: Lisa Arnold
   Agent: Gary Mankin

   [City Council Action: March 16, 2010]

6. SU100301 – Specific Use Permit – 1102 N.W. 7th Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an after school daycare facility. The site is currently zoned Multi Family-One (MF-1) District and is generally located south of Interstate Highway 30 on the east side of N.W. 7th Street.

   Owner/Applicant: Harmony Science Academy

   [City Council Action: March 16, 2010]

7. Z100301 – Zoning Change – 4120 S. Robinson Road (City Council District 6). A request for approval of a zoning change for 0.969 acres from Single Family-One (SF-1) District to a Planned Development for General Retail-One (GR-1) District uses. The site is generally located south of Interstate Highway 20 on the west side of Robinson Road.

   Owner: Khiem D. Tran
   Agent: Cameron Pope

   [City Council Action: March 16, 2010]

8. Z100302 – Zoning Change – 3525/3535 Rose Lee Seaton Road (City Council District 1). A request for approval of a zoning change for 1.657 acres from a Single Family-One (SF-1) and Light Industrial (LI) District to a Planned Development for Single Family-Three (SF-3) residential uses. The subject property is located south of Rock Island Road, on the west side of Rose Lee Seaton Road.

   Owner: Virgilio Lizama
   Agent: Rigoberto Reza

   [City Council Action: March 16, 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 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.

NONE

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 March 2010 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.