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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, APRIL 5, 2010

*** MEAL SERVED** **5:30 P.M.**
DEVELOPMENT CENTER - THE GRAND CONFERENCE ROOM

*** COMMISSIONERS BRIEFING** **5:30 P.M.**
DEVELOPMENT CENTER - THE GRAND CONFERENCE ROOM

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. Water & Wastewater Impact Fee Advisory Committee – CIAC Presentation, Impact Fee Introduction and Preliminary Land Use Assumptions.
B. 2010 Comprehensive Plan – Baseline Analysis
C. Review of Minutes
D. Agenda Briefing

*** CALL TO ORDER (City Council Chambers)** **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. P100501 – FINAL PLAT – SEVENTH-DAY ADVENTIST ADDITION

2. RP100501 – REPLAT - IGLESIA DE DIOS SEPTIMO DIA FAMILIAS VICTORIOSAS

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.

3. Approval of Minutes of the March 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.

4. SU100401 – Specific Use Permit – Lot 2R, Block 2, Dalworth Hills – 2417 Fort Worth Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an automotive holding and shipping company. The site is currently zoned Light Industrial (LI) District and is generally located south of Fort Worth Street and west of N.W. 24th Street.

   Owner/Applicant: Syed Saleh Irshad

   [City Council Action: April 20, 2010]

5. SU100402 – Specific Use Permit – 2440 W. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an indoor firing range with retail sales of ammunition. The subject property is zoned Light Industrial (LI) District and is generally located on the north side of W. Main Street east of Great Southwest Parkway. The subject property is located within the Central Business District-One (CBD-1) Overlay District.

   Owner/Applicant: Richard Messina
   Agent: Chuck Precopia

   [City Council Action: April 20, 2010]

6. SU100403 – Specific Use Permit – 2910 Alouette Drive (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a regional headquarters and an industrial distribution center for a welding and industrial gas company with outside storage. The subject property is zoned Light Industrial (LI) District and is generally located at the northwest corner of Alouette Drive and Forum Drive.

   Owner: Randall Industrial LP/Randall Haefli
   Applicant: ICON Architects, Inc./Mark White

   [City Council Action: April 20, 2010]

7. SU100404 – Specific Use Permit for Outside Storage – 3422 E. Main Street (City Council District 5). Consideration of a request for outside storage of autos with requested exceptions to the fence standards and the minimum paving standards as established by the Unified Development Code for a parking lot. The subject property is zoned Light Industrial (LI) District and is located along the north side of E. Main Street east of Hensley Drive. The subject property is located within the Central Business District-Four (CBD-4) Overlay District.

   Owner/Applicant: Ron Cornelius

   [City Council Action: April 20, 2010]

8. MTP100401 – Master Transportation Plan – Sara Jane ParkwayAlignment. Amending Article 23, "Master Transportation Plan," by revising the Thoroughfare Map to reflect the realignment of Sara Jane Parkway from aligning with Waterwood Drive at Forum Drive to being offset at Forum Drive approximately 700 feet to the east of Waterwood Drive.

   Owner: City of Grand Prairie
   Applicant: Jim Sparks

   [City Council Action: April 20, 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.

9. SU090301A – Specific Use Permit – 403 Camden Road (City Council District 5). Consideration of a request for approval to renew an existing Specific Use Permit allowing automotive uses on 1.524 acres. The site is currently zoned Heavy Industrial (HI) District and is generally located south of Jefferson Street and east of Camden Road. The property is located in the Central Business District-Three (CBD-3) Overlay District.

   Owner/Applicant: Vincent Duan
   Agent: Keeton Surveying Company

   [Case Postponed]

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 April 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.