



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

AGENDA

**PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, JUNE 7, 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. 2010 Comprehensive Plan, Survey Results
- 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.

1. RP100701 – REPLAT – LOT 6R, BLOCK E, ROBIN HOOD PARK ADDITION
2. P100701 – FINAL PLAT – SOUTHWEST VILLAGE ADDITION PHASE II
3. P100702 – FINAL PLAT – LAKE PARKS EAST PHASE III-B

4. P100703 – PRELIMINARY PLAT – LOT 1, BLOCK 1, LACKEY ADDITION
5. P100701- PRELIMINARY PLAT – EAGLE ADVANTAGE 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.

6. Approval of Minutes of the May 3, 2010 P&Z meeting.
7. P100601 – Final Plat – Tu Vien Gioi Nghiem Buddhist Temple (City Council District 4). A request for approval of a Final Plat of 7.066 acres containing one non-residential lot. The site is currently zoned Light Industrial (LI) District and is located west of S. Great Southwest Parkway on the north side of Arkansas Lane, adjacent to the Grand Prairie/Arlington city limit line.

Owner: Dallas Fort Worth Buddhist Association
Applicant: John D. Zimmerman
Agent: Andy Nguyen

8. P100602 – Final Plat – Lot 5, Block 1, Poly America (City Council District 4). A request for approval of a Final Plat of 47.53 acres containing one non-residential lot. The site is currently zoned Planned Development District No. 200 (PD-200) for Light Industrial (LI) uses and is located on the west side of S.H. 161 north of W. Marshall Drive. The subject property is located within the S.H. 161 Overlay District.

Owner: Mars Partners LTD
Applicant: Poly-America, L.P.
Agent: Graham Associates, Inc.

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.

9. RP100601 – Replat – Lot 10R & 11R, Block A, Miller Place (City Council District 5). A request for the approval of a Replat of 0.5165 acres combining three residential lots into two residential lots. The site is currently zoned Single Family-One (SF-1) District and is generally located south of Small Hill Street and east of N. Center Street.

Owner: Altha Evelyn Miller
 Applicant: Charlies G. Starnes
 Agent: Randy Miller

[City Council Action: June 15, 2010]

10. SU100601 – Specific Use Permit – Payday Loans and Financial Services, 425 E. Pioneer Parkway (City Council District 2). A request for the approval of a Specific Use Permit for a payday loan and financial services business. The site is currently zoned General Retail (GR) District and is located east of Corn Valley Road on the south side of E. Pioneer Parkway in the Plaza 303 Shopping Center.

Owner/Applicant: Corey Gleason
 Agent: Keeton Surveying

[City Council Action: June 15, 2010]

11. S100601 – Site Plan – Lot 5, Block 1, Poly America (City Council District 4). A request for the approval of a Planned Development District Site Plan for a warehouse building on 47.53 acres. The site is currently zoned Planned Development District No. 200 (PD-200) for Light Industrial (LI) uses and is located on the west side of S.H. 161 north of W. Marshall Drive. The subject property is located within the S.H. 161 Overlay District.

Owner: Mars Partners LTD
 Applicant: Poly-America,L.P.
 Agent: Graham Associates, Inc.

[City Council Action: June 15, 2010]

12. TA100601 – Text Amendment – Article 14, "Drainage," of the Unified Development

Code. A request for approval of amendments to text affecting Article 14, “Drainage” of the Unified Development Code. The purpose of these amendments is to update certain drainage provisions of the code as required by the Texas Commission on Environmental Quality (TCEQ).

Owner/Applicant:: City of Grand Prairie

[City Council Action: June 15, 2010]

13. MTP100601 – Master Transportation Plan – Realignments, reclassifications, Additions and Deletions of Thoroughfares. Consideration of an amendment to Article 23, “Master Transportation Plan,” by revising the Thoroughfare Map to remove all or portions of Gilbert Road, Riverside Parkway, and Magna Carta Boulevard. Revise the Thoroughfare Plan to reclassify a portion of Gilbert Road to a collector (C2U) roadway. Revise the Thoroughfare Plan to remove a street connection on Post and Paddock Road/ W. Oakdale Road between 114th Street and Roy Orr Boulevard over the Trinity River. Revise the Thoroughfare Map to reflect the addition of a collector street from Koscher Drive to Prairie View Boulevard/ Gifco Road. Revise the Thoroughfare Map to reflect the realignment of Prairie View Boulevard/ Gifco Road to cross the south end of Joe Pool Lake across the existing bridge to FM-661. Add a principal arterial (P4D) from Prairie View Boulevard/ Gifco Road to future Loop 9. Revise the Thoroughfare Map to reflect the realignment of Davis Drive as it terminates into FM-661 and reclassify Davis Drive as a principal arterial (P4D) roadway. Revise the Thoroughfare Map to terminate Heritage Parkway into Davis Drive. Revise the Thoroughfare Map to reflect the realignment of Greenway Trails between Davis Drive and Heritage Parkway, and reclassify Greenway Trails from a principal arterial (P4D) to a minor arterial (M4U) street. Revise the Thoroughfare Map to include a collector (C2U) through Greenway Trails between Heritage Parkway and FM-661.

Owner/Applicant: City of Grand Prairie

[City Council Action: June 15, 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.

- 14. SU080403A – Specific Use Permit – 1915-1917 Airport Street - A request for approval to renew a Specific Use Permit for a proposed auto body shop with paint booth. The site is currently zoned Light Industrial-Limited Standards (LI-LS) District and is situated within Central Business District Overlay No. 3 This site is generally located south of E.Jefferson Street and west of Industrial Avenue.

Owner/Applicant: Edwin Cifuentes

[Case Postponed]

- 15. SU100602/S100602 – Specific Use Permit/Site Plan – 3010 S. Carrier Parkway (City Council District 4). A request for the approval of a Specific Use Permit for a convenience store with gasoline sales on 2.187 acres. The site is currently zoned General Retail (GR) District and is located at the northwest corner of S. Carrier Parkway and W. Warrior Trail. The subject property is located within the S.H. 161 Overlay District.

Owner: Barkat Daradza
 Applicant: DDC, Inc.
 Agent: Mohannad A. Habb

[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 June 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.