

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

# **AGENDA**

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, AUGUST 2, 2010

\* MEAL SERVED
Council Briefing Room

5:30 P.M.

\* COMMISSIONERS BRIEFING P.M.

5:30

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 Meeting #2, Impact Fee Calculations.
- B. Election of Officers
- C. Review of Minutes
- D. 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. P080801A – AMENDING PLAT – GRAND LAKES BUSINESS PARK WEST

- 2. P100901 FINAL PLAT MIRA LAGOS NO. E-1B
- 3. P100902 FINAL PLAT LOT 1 AND LOT 2, BLOCK B, SEGOVIA ADDITION
- 4. RP100901 REPLAT LOT 14R, BLOCK A, KEITH HEIGHTS ADDITION
- 5. RP100902 REPLAT LOT 20R, BLOCK R, KEITH HEIGHTS 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 July 12, 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.

7. S100702/CP100701 – Site Plan/Concept Plan – Eagle Advantage Addition (City Council District 2). A request for the approval of a Site Plan and Concept Plan for a charter school situated on 9 acres. The site is currently zoned Multi Family-One (MF-1) and General Retail (GR) District and is located at the southwest corner of the intersection of Freetown Road and S. Carrier Parkway. The subject property is located within the S.H. 161 Overlay District.

Owner/Applicant: Polo Del Rio Agent: William McCleskey

## [City Council Action: August 17, 2010]

8. S100801 – Site Plan – Lot 2, Block A, Lake Parks Addition (City Council District 6). Consideration of a request for the approval of a Planned Development Site Plan on 0.484 acres for a dentist office. The subject property is zoned Planned Development District 267A (PD-267A) and is generally located north of Travis Street on the west side of Lakeridge Parkway. The subject property is located within the Lakeridge Parkway Overlay District.

Owner/Applicant: Dr. Carlos Wiesse

Agent: Pann S. Sribhen

# [City Council Action: August 17, 2010]

9. S100802 – Site Plan – The Aspens at Central Park (City Council District 4). Consideration of a request for the approval of a Site Plan on 11.862 acres for an age restricted senior housing complex. The subject property is zoned Multi Family-One (MF-1) District, and is located on the south side of Arkansas Lane west of S.H. 161. The subject property is located within the S.H. 161 Overlay District.

Owner: Park Village, LP

Applicant: Cadence Diversified, LP

Agent: Cross Architects

#### [City Council Action: August 17, 2010]

10. SU100801/S100803 – Specific Use Permit/Site Plan – 105 S.E. 11<sup>th</sup> Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit and a Site Plan for an automotive interior shop (for the repair and restoration of automotive interiors) on 1.316 acres. The subject property is zoned Commercial (C) District, and is generally located south of Main Street and east of Beltline Road. The subject property is located within the Central Business District No. 3 (CBD-3) Overlay District.

Owner/Applicant: Albert Limon

[City Council Action: August 17, 2010]

11. TA100801 – Text Amendment – Article 10, "Paving and Loading Standards," of the Unified Development Code. Consideration of additions, modifications, clarifications and corrections to Article 10, "Parking and Loading Standards," Section 6, "Residential Off-Street/On-Site Parking Requirements," regarding residential on-site and off-street paving requirements for single family detached residential development. The revisions define paving terminology, establish specific paving standards, and implements general clerical and grammatical corrections.

Owner/Applicant: City of Grand Prairie Planning Department

[City Council Action: August 17, 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.

12. SU080701A – Specific Use Permit – 2401 Houston Street (City Council District 5). Consider a request to renew a Specific Use Permit for a propane distribution and storage lot on 1.0 acres of land. The site is currently zoned Light Industrial (LI) District and is generally located at the southwestern corner of the intersection of Houston Street and NW 24th Street. The subject property is located within the Central Business District No. 1 (CBD-1) Overlay District.

Owner/Applicant: Tony Rhine

#### [Case Postponed]

13. SU080801A – Specific Use Permit - 1925 Airport Street (City Council District 5). Consider a request to renew a Specific Use Permit for an auto body shop with paint booth. This site is currently zoned Light Industrial-Limited Standards (LI-LS) District. The site is generally located south of Main Street at 1925 Airport Street in the Central Business District-Three (CBD-3) Overlay District.

Owner: John Chokas

Applicant: Antonio Olalde

## [Case Postponed]

14. SU100702/S100704 – Specific Use Permit/Site Plan – 1924 Young Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit and a Site Plan for an automotive body shop facility on 0.3093 acres. This site is currently zoned Light Industrial-Limited Standards (LI-LS) District. The site is generally located south of Main Street at 1924 Young Street in the Central Business District-Three (CBD-3) Overlay District.

Owner: John Chokas

Applicant/Agent: Walter Nelson

### [Case Postponed]

MTP100801 – Master Transportation Plan – Thoroughfare in the ETJ (Extra-Territorial Jurisdiction). Consideration of an amendment to Article 23, "Master Transportation Plan," by revising the Thoroughfare Map to eliminate all existing principal arterials (P6D) roadways in the existing plan. Revise the Thoroughfare Map to remove Lakeview as the arterial roadway and use Prairie Ridge as a principal arterial (P6D) from Highway 287 and extend roadway to FM 157. Revise the Thoroughfare Map to reclassify (downgrade) Old Fort Worth Road from a principal arterial (P6D) to a minor arterial (M4U) roadway. Revise the Thoroughfare Map to reclassify Buffalo as a collector and extend it to Miller Road. Revise the Thoroughfare Map to reclassify Willer Road/ CR 506 as a minor arterial (M4U) and tie together. Revise the Thoroughfare Map to reclassify Weatherford as a minor arterial (M4U) from Highway 67 to Miller Road/CR 506. Revise the Thoroughfare Map to reclassify VV Jones as a minor arterial (M4U) from Highway 67 to Miller Road/CR 506.

Owner/Applicant: City of Grand Prairie Planning Department

[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 Plannir Zoning Commission agenda was prepared on this day of August 2010 at 5:00 p.m.	ng and
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.