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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MONDAY, FEBRUARY 7, 2011

*** MEAL SERVED 5:30 P.M.**

*** COMMISSIONERS BRIEFING 5:30 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. RP110301 – REPLAT – LOTS 11-R1, & 11-R2, H.E. JACKSON ADDITION

2. RP110302 – REPLAT – LOT 113R, TOWN HOMES OF CAMP WISDOM

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 January 10, 2011 P&Z meeting.

4. P110201 – Final Plat – Eagle Advantage Addition (City Council District 3). Consideration of a request for the approval of a Final Plat of 8.94 acres containing one lot. The site is currently zoned Multi Family-One (MF-1) and General Retail (GR) Districts and is located on the south side of Freetown Road, west of S. Carrier Parkway. The subject property is located within the State Highway 161 (S.H. 161) Overlay District.

   Owner: Eagle Advantage School, Inc.
   Agent: William McCleskey

5. RP110203 – Replat – Lot 1, Block A, C Store 1 Addition (City Council District 5). Consideration of a request for the approval of a Replat of 0.3937 acres combining three non-residential lots into one non-residential lot. The subject property is zoned Central Area (CA) District and is located at the southwest corner of the intersection of S. Beltline Road and E. Jefferson Street. The property is located within the Central Business District-Two (CBD-2) Overlay District.

   Owner: Francisco J. Lopez
   Applicant: Ali Makhani
   Agent: Houshang Jahvani

III. 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.

6. SU090102A – Specific Use Permit Renewal – 405 E. Rock Island Road (City Council District 1). Consideration of a request to renew Specific Use Permit No. 813, Ordinance No. 7924 for auto repair and body shop with a paint booth and state inspections. The site is currently zoned Commercial (C) District and is generally located south of Rock Island Road and east of Gilbert Road.

   Owner/Applicant: Carlos Tafoya

   [Case Postponed]

7. SU090201A – Specific Use Permit Renewal – 3024 E Jefferson Street (City Council District 5). Consideration of a request to renew Specific Use Permit No. 812, Ordinance No. 7923 for a used car sales lot. The site is currently zoned Light Industrial (LI) District and is generally located north of Jefferson Street and west of Camden Road. The property is located in the Central Business District-Four (CBD-4) Overlay District.

   Owner/Applicant: Jose Calderon

   [Case Postponed]

8. SU050902B – Specific Use Permit Renewal – 3133 Roy Orr Boulevard (City Council District 1). Consideration of a request to renew Specific Use Permit No. 745A, Ordinance No. 7918 for outside storage. The site is currently zoned Light Industrial (LI) District and is located south of Trinity Boulevard on the west side of Roy Orr Boulevard.

   Owner/Applicant: Gary Mankin

   [Case Postponed]

9. SU090104A – Specific Use Permit Renewal – 3230 E. Main Street/111 Hensley Drive (City Council District 5). Consideration of a request to renew Specific Use Permit No. 811, Ordinance No. 7917 for used automotive sales. The subject property is generally located north of E. Main Street and west of Hensley Drive. The subject property is in the Central Business District-Four (CBD-4) Overlay District.

   Owner/Applicant: Diamond Virami
   Agent: E.D. Hill

   [Case Postponed]

IV. 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.

10. SU060703B – Specific Use Permit Renewal – 405 W. Pioneer Parkway (City Council District 2). Consideration of a request to renew Specific Use Permit No. 753 for an automotive repair facility and tire shop. The site is currently zoned General Retail (GR) District and is generally located west of Gregory Lane and south of Pioneer Parkway.

    Owner/Applicant: AYAH Inc., Wael Hindi

    [City Council Action: February 15, 2011]

11. SU110201 – Specific Use Permit – 675 W. Pioneer Parkway, Suite 112 (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a car title loan business. The subject property is zoned General Retail (GR) District and is located east of S. Carrier Parkway on the south side of W. Pioneer Parkway.

    Owner: H. S. H. & P., Inc.
    Applicant: Tracy Young, Title Max
    Agent: Paul Bland, Title Max

    [City Council Action: February 15, 2011]

12. SU110202 – Specific Use Permit – 717 E. Jefferson Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a convenience store with gasoline sales on 0.3937 acres. The subject property is zoned Central Area (CA) District and is located at the southwest corner of the intersection of S. Beltline Road and E. Jefferson Street. The property is located within the Central Business District-Two (CBD-2) Overlay District.

Owner: Francisco J. Lopez
Applicant: Malc Fame Recel
Agent: Mahbub Dewan

[City Council Action: February 15, 2011]

13. SU110204 – Specific Use Permit – 2525 N. State Highway 360 (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for a restaurant with a drive-through window located on 1.1 acres. The subject property is zoned Light Industrial (LI) District and is generally located south of Post and Paddock Road on the west side of the south bound access road for N. State Highway 360.

Owner/Applicant: Post and Paddock, LLC
Agent: JDJR Engineers & Consultants

[City Council Action: February 15, 2011]

14. SU110205 – Specific Use Permit – 2155 S. Great Southwest Parkway (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a full service restaurant serving equal to or exceeding 75% alcohol sales on 1.494 acres. The site is currently zoned Light Industrial (LI) District and is generally located north of W. Pioneer Parkway on the east side of S. Great Southwest Parkway.

Owner: Karen Patterson
Agent: Tom Smalley

[City Council Action: February 15, 2011]

15. TA110201 – Text Amendment – Article 6 & Article 30. Consideration of additions, modifications, clarifications and corrections to Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of updating Section 6, "Accessory Structures," and to implement grammatical, format and content modifications to improve the quality and clarity of the Article. Additionally, Article 30, "Definitions," of the Unified Development Code will be updated to include any modified and/or new definitions contained in Article 6.

Owner: City of Grand Prairie
Applicant: Ryan Miller

[City Council Action: February 15, 2011]

16. TA110202 – Text Amendment – Appendices F, I, L, S, T & U. Consideration of a text Amendment to the Unified Development Code affecting Appendix "S", the IH-20 Overlay District; Appendix "T", the SH-161 Overlay District; and Appendix "U", the Lakeridge Parkway Overlay District; and further establishing a new IH- 30 Overlay District as Appendix "I", a new SH-360 Overlay District as Appendix "L"; and updating and consolidating the development standards for each said overlay district into Appendix "F".

    Owner: City of Grand Prairie
    Applicant: Kevin Lasher, AICP

    [City Council Action: March 15, 2011]

17. MTP110201 – Master Transportation Plan Amendment – Article 23. Consideration of amendments to Article 23, "Master Transportation Plan," of the Unified Development Code for the purpose of revising the illustrations in Section 9, "Roadway Cross Sections;" updating the design standards for various thoroughfares to match the approved 2010 Thoroughfare Map in Section 8, "Design Standards;" and providing additions, modifications and editorial corrections to improve the quality and clarity of the article.

    Owner: City of Grand Prairie
    Applicant: Daon Stephens/Mary Elliott, AICP

    [City Council Action: February 15, 2011]

V. CITIZENS COMMENTS:

VI. 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 February, 2011 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.