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

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
JULY 11, 2011

*** 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.**

*** INVOCATION**

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.

NONE

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.

1. Approval of Minutes of the June 6, 2011 P&Z meeting.

2. P110703 – Final Plat – Lot 1, Block 1, Gateway Church Addition (City Council District 6). Consideration of the approval of a Final Plat of 9.010 acres creating one lot. The subject property is currently zoned Agriculture (A) District and is located at the southeast corner of the intersection of Day Miar Road and E. Seeton Road. The property is located within the Lakeridge Parkway Overlay District.

   Owner: Gateway Church
   Applicant: Newsome Construction, Inc.
   Agent: Dwight Newsome

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.

3. SU100703A – Specific Use Permit Renewal – 2515 W. Jefferson Street, Suite 101 (City Council District 4). Consideration of a request for the renewal of a Specific Use Permit for a multi-purpose room/special event center on 1.316 acres. The subject property is zoned Commercial (C) District and is generally located east of S. Great Southwest Parkway on the south side of W. Jefferson Street. The subject property is located within Central Business District-One (CBD-1) Overlay District.

   Owner: Rosemary Johnson
   Applicant: Charles Starnes, P.E.

[Case Postponed]

4. SU081202A – Specific Use Permit – 3401 S. Gilbert Road (City Council District 1). Consideration of a staff initiated request for the revocation of an existing Specific Use Permit for a trucking and truck repair business. The site is currently zoned Light Industrial (LI) District and is generally located north of Shady Grove Lane along the west side of S. Gilbert Circle. The subject property is located in the SH-161 Corridor Overlay District.

   Owner/Applicant: Joel Olivares

   [Case Postponed]

5. SU110704 – Specific Use Permit – 2735 W. Hunter Ferrell Road (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.23 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located on the south side of W. Hunter Ferrell Road west of MacArthur Boulevard.

   Owner: Jose Fernandez
   Applicant: Keeton Surveying Company

   [Case Postponed]

6. SU110702/S110701 – Specific Use Permit/Site Plan – Dunkin' Donuts (City Council District 6). Consideration of a request for the approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through window on 0.65 acres. The subject property is zoned Planned Development District 44 (PD-44) and is located on the east side of S. Great Southwest Parkway south of W. Bardin Road. The subject property is located within the IH-20 Overlay District.

   Owner: Tom Loscheider
   Applicant: Landplan Engineering, P.A.
   Agent: John Damarth III

   [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.

7. SU110701 – Specific Use Permit – 692 W. Pioneer Parkway, Suite 140 (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a self service laundry facility on 0.085 acres. The subject property is zoned General Retail (GR) District and is located on the north side of W. Pioneer Parkway, east of S. Carrier Parkway.

   Owner: 688 Pioneer LTD
   Applicant: Tom Tran
   Agent: Avner Wolanow

   [City Council Action: July 19, 2011]

8. SU110703 – Specific Use Permit – 4165 Magna Carta Boulevard (City Council District 4). Consideration of a request for the approval of a Specific Use Permit for a day care facility on 0.92 acres. The subject property is zoned Planned Development District 140 (PD-140) and is generally located north of Claremont Drive on the west side of Magna Carta Boulevard. The subject property is located within the SH-360 Overlay District.

   Owner: Realty Income Corporation
   Applicant: Kids Community Preschool
   Agent: Tracie Martin

   [City Council Action: July 19, 2011]

9. SU110705/S110704 – Specific Use Permit/Site Plan – 1911 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an automotive sales and repair facility with new parts sales on 0.452 acres. The subject property is currently zoned Light Industrial (LI) District and is located on the south side of E. Main Street east of S.E. 19th Street. The property is located within the Central Business District-Three (CBD-3) Overlay District.

   Owner/Applicant: Jose Luis

Agent: Cruz L. Dominguez

[City Council Action: July 19, 2011]

10. S110703 – Site Plan – Gateway Church (City Council District 6). Consideration of a request for the approval of a Site Plan for a church on 9.010 acres. The subject property is currently zoned Agriculture (A) District and is located at the southeast corner of the intersection of Day Miar Road and E. Seeton Road. The property is located within the Lakeridge Parkway Overlay District.

    Owner: Gateway Church
    Applicant: Newsome Construction, Inc.
    Agent: Dwight Newsome

    [City Council Action: July 19, 2011]

11. MTP110701 – Master Transportation Plan Amendment – Reclassification of a portion of Marshall Drive. Consideration of an amendment to Article 23, "Master Transportation Plan," of the Unified Development Code to reclassify Marshall Drive from an M4U (minor, four lane, undivided roadway) to a C2U (collector, two lane, undivided roadway) between Avenue D and Hardy Road, and to revise the Thoroughfare Map to reflect said changes.

    Owner: City of Grand Prairie, Texas
    Applicant: Daon Stephens
    Agent: Kevin Lasher, AICP

    [City Council Action: July 19, 2011]

12. S110702 – Site Plan – Family Dollar – 2806 Green Oaks Boulevard (City Council District 1). Consideration of a request for the approval of a Site Plan for a retail store on 0.617 acres. The subject property is zoned Light Industrial (LI) District and is located on the north side of N. Green Oaks Boulevard west of SH-360. The subject property is located within the SH-360 Overlay District.

    Owner/Applicant: NCP Project 105, LP
    Agent: Disciullo-Terry, Stanton & Associates, Inc.

    [City Council Action: August 2, 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 July, 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.