

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

# **AGENDA**

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
SEPTEMBER 12, 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. Introduction of New Commission Members
- B. Review of City Council Zoning Decisions of August 2, 2011 and August 16, 2011
- C. Review of Planning and Zoning Commission Minutes for Meeting of August 1, 2011
- D. 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. 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.

SU090903A – Specific Use Permit Renewal – 1917 Young Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive impound yard on 1.33 acres. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1917 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: David Langston Applicant: Rick Campbell

# [Case Postponed]

2. SU100702A – Specific Use Permit Renewal – 1924 Young Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for an automotive body shop facility on 0.3093 acres. This subject property is zoned Light Industrial-Limited Standards (LI-LS) District and is generally located south of Main Street at 1924 Young Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

Owner: Chokas Brothers Investment

Agent: Walter Nelson

#### [Case Postponed]

3. 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]

#### III. 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.

- 4. Approval of Minutes of the August 1, 2011 P&Z meeting.
- 5. P080204A Preliminary Plat Grand Lakes Business Park Addition (City Council District 5). Consideration of a request for approval of a Preliminary Plat of 65.383 acres containing four non-residential lots. The site is currently zoned Light Industrial (LI) District and is generally located south of the IH-30 Eastbound Frontage Road and east of MacArthur Boulevard. The subject property is located within the IH-30 Corridor Overlay District.

Owner: South IH-30 Limited c/o Sowell Co. Applicant/Agent: Halff Associates, Inc.

6. RP110904 – Replat – Lot 1R, Block B, Grand Lakes Business Park, Phase 3 (City Council District 5). Consideration of a request for the approval of a replat of 5.25 acres creating one non-residential lot. The site is currently zoned Light Industrial (LI) District and is generally located south of the IH-30 Eastbound Frontage Road and east of MacArthur Boulevard. The subject property is located within the IH-30 Corridor Overlay District.

Owner/Applicant: David R. Six

Agent: Cody Hodge

#### 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 so 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. SU110901 – Specific Use Permit – 684 W. Tarrant Road (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for a multi purpose/special event center on 5.4 acres. The subject property is zoned Planned Development District-217 (PD-217) and is generally located south of Interstate Highway 30, being situated north and east of Tarrant Road. The property is located in the Belt Line Road Overlay District.

Owner/Applicant: A. C. McAfee

Agent: Mike King

## [City Council Action: September 20, 2011]

8. TA110901 – Text Amendment – Article 8, "Landscape and Screening," & Appendix C, "Fence Detail," of the Unified Development Code. A request for approval of a text amendment to Article 8, "Landscape and Screening" and Appendix C, "Fence Detail," of the Unified Development Code. The purpose of this amendment is to designate a landscaping percentage for institutional land uses, modify the requirements for non-required fences in Light Industrial (LI) and Heavy Industrial (HI) Districts, and to add a fence detail design for black vinyl coated chain link fences.

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

Agent: Ryan Miller

# [City Council Action: September 20, 2011]

9. TA110902 – Text Amendment – Article 4, "Permissible Uses," & Article 22, "Fee Schedule" of the Unified Development Code. A request for approval of an amendment to Article 4, "Permissible Uses," and Article 22, "Fee Schedule," of the Unified Development Code. The purpose of this amendment is to remove references to electrical fees in the Code of Ordinances, move the development standards for concrete batching plants from the Code of Ordinances to the Unified Development Code, update the Fee Schedule, and to provide general clerical and grammatical corrections and clarifications of text.

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

Agent: Ryan Miller

[City Council Action: September 20, 2011]

# V. CITIZENS COMMENTS:

# VI. ADJOURNMENT:

City Secretary

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 September, 2011 at 5:00 p.m.

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.