Development Center
206 W. Church Street
Grand Prairie, Texas

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
JANUARY 9, 2012

*	**MEAL SERVED**	**5:00 P.M.**
	COMMISSIONERS WORKSHOP	**5:00 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 City Council Zoning Decisions of December 13, 2011
B. Review of Planning and Zoning Commission Minutes for Meeting of November 28, 2011
C. 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.

1. P120201 – FINAL PLAT – LOT 1, BLOCK 1, ENLOE ADDITION (ETJ)

2. RP120201 – REPLAT – LOT 1R, 2 & 3, BLOCK 1, WESTCHESTER TOWN CENTER PHASE 3A

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.

NONE

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.

3. Approval of Minutes of the November 28, 2011 P&Z meeting.

4. P050609A – Final Plat – Lot 1, Block 1, Lakeview Boat & RV Storage (City Council District 6). Consideration of a request for the approval of a final plat of 5.655 acres creating one non-residential lot. The subject property is zoned Planned Development District 308 (PD-308) for general retail uses with special provisions for mini warehouse and recreational vehicle storage. The subject property is generally located south of Ragland Road and west of Day Miar Road and is located within the SH-360 Corridor Overlay District.

   Owner/Applicant: Craig Davis
   Agent: E. D. Hill

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.

5. S120101/SU120103 – Site Plan/Specific Use Permit – Neighborhood Credit Union (City Council District 6). Consideration of a request for the approval of a Site Plan and Specific Use Permit for a credit union with a drive-through on 1.520 acres. The subject property is zoned Planned Development District 44 (PD-44), and is located on the south side of Bardin Road east of S. Great Southwest Parkway. The subject property is located within the IH-20 Corridor Overlay District.

   Owner: Crystal Paradise Dynasty, LLC
   Applicant: Neighborhood Credit
   Agent: D. R. Rankin, PLLC - Don Rankin

   [City Council Action: January 17, 2012]

6. SU120101 – Specific Use Permit – 3110 and 3114 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a used automotive dealer on 0.45 acres. The site is currently zoned Commercial (C) District and is located on the north side of E. Main Street, east of MacArthur Boulevard. The subject property is located in the Central Business District-Four (CBD-4) Overlay District.

   Owner: Larry Henley
   Agent: Navio Forutan

   [City Council Action: January 17, 2012]

7. CPA120101 – Comprehensive Plan Amendment – Consideration of a request for the approval of the 2010 Comprehensive Plan amendments for the City of Grand Prairie. This annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan.

   Owner/Applicant: The City of Grand Prairie Planning Department

   Agent: Mary Elliott, AICP

[City Council Action: January 17, 2012]

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 January 2012 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.