Development Center
Grand Conference Room
206 W. Church Street
Grand Prairie, Texas

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
APRIL 2, 2012

*** 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. Citizen Advisory Committee for Photographic Traffic Signal Enforcement Update
B. Review of City Council Zoning Decisions of March 20, 2012
C. Review of Planning and Zoning Commission Minutes for Meeting of March 5, 2012
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.

1. RP120501 - REPLAT – LOT 4, BLOCK 1, GREAT SOUTHWEST INDUSTRIAL DISTRICT COMMUNITY NO. 5

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.

2. SU110503A – Specific Use Permit Renewal – 1210 Avenue J East (City Council District 1). Consideration of a request for the renewal of Specific Use Permit No. 872 for a reclamation and shipping company on 4.586 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East.

   Owner: CunYun Ye
   Applicant: Tina Lin

   [Case Postponed]

3. SU120402 – Specific Use Permit – 3018 E. Main Street (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for a used automotive sales lot, general automotive repair, auto body and paint facility on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

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

   [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 March 5, 2012 P&Z meeting.

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 Conference Room 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. S120401 – Site Plan – Lot 2, Block 1, Pioneer Park\SH 161 Addition (City Council District 4). Consideration of a request for the approval of a Site Plan on 50.354 acres for an industrial complex. The subject property is zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of W. Pioneer Parkway and State Highway 161 (SH-161). The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District.

   Owner: Calwest Texas Properties, LP a Delaware LTD Partnership
   Applicant: Weeks Robinson
   Agent: Alliance Architects

   [City Council Action: April 17, 2012]

6. S120402 – Site Plan – 3709 Robinson Road (City Council District 3). Consideration of a request for the approval of a Site Plan on 0.718 acres for a denstist office. The site is zoned Planned Development District 333 (PD-333) for General Retail-One (GR-1) District uses and is located at the southeast corner of the intersection of W. Polo Road and Robinson Road.

   Owner: Edwin Park
   Applicant: Bannister Engineering

   [City Council Action: April 17, 2012]

7. SU120401 – Specific Use Permit – 513 W. Jefferson Street (City Council District 2). Consideration of a request for the approval of a Specific Use Permit for a multi purpose/special event center in an existing retail complex. The site is currently zoned Central Area (CA) District and is generally located south of W. Jefferson Street and west of S.W. 5th Street. The subject property is located within the Central Business District-Two (CBD-2) Corridor Overlay District.

   Owner: Ernesti Properties
   Applicant: Serio Rosas
   Agent: A. R. Rocha

   [City Council Action: April 17, 2012]

8. SU120201 – Specific Use Permit – 2735 Hunter Ferrell Road (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for truck parking on 2.223 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: Chris Castillo

   [City Council Action: April 17, 2012]

9. SU120404 – Specific Use Permit – 2502 Central Avenue (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for an auto body and paint facility on 0.522 acres. The site is currently zoned Commercial (C) District and is generally located on the northeast corner of the intersection of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.

   Owner/Applicant: Vincent Duan
   Agent: Steve Keeton

   [City Council Action: April 17, 2012]

10. Z120101 – Zoning Change – Lots 1R & 2R, Block C, J.A. Moore's First Addition (City Council District 5). Consideration of a request for the approval of a zoning change on 0.895 acres from a Multi Family (MF) District to a Single Family-Four (SF-4) District. The subject property is currently zoned Multi Family (MF) District, and is located at the northeast corner of the intersection of North Street and NE 4th Street.

    Owner/Applicant: Cameron Grey

    [City Council Action: April 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 April 2012 at 5:00 p.m.

_____
City Secretary

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.