City Council Briefing Room
317 W. College Street
Grand Prairie, Texas

AGENDA

PUBLIC HEARING NOTICE
PLANNING AND ZONING COMMISSION MEETING
CITY OF GRAND PRAIRIE
MAY 7, 2012

*** 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 City Council Zoning Decisions of April 17, 2012
B. Review of Planning and Zoning Commission Minutes for Meeting of April 2, 2012
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. P120601 – Final Plat – Lots 1 & 2, Block 1, Grand Bank Addition

2. RP120601 – Replat - Lot 9R, Block 3, Lake Crest Addition, Unit No. 2

3. RP120602 – Replat – Lot 1, Block B, Lorenso De Zavala Elementary School Additon

4. RP120603 – Replat – Lot 1, Block 1, Milam Elementary School Addition

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.

5. SU100502A – Specific Use Permit Renewal - 1701A E. Main Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for used automobile sales, minor automotive repair, and a make ready service on 0.5886 acres. The subject property is zoned Light Industrial (LI) District and is located along the south side of E. Main Street east of S.E. 16th Street. The subject property is located within the Central Business District-Three (CBD-3) Overlay District.

   Owner: Patrick Lawler
   Applicant: Victor Gonzalez

   [Case Postponed]

6. 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.

7. Approval of Minutes of the April 2, 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 City Council Briefing 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.

8. SU110503A – Specific Use Permit Renewal – 1210 Avenue J East (City Council District 1). Consideration of a request for the renewal of a 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

   [City Council Action: May 15, 2012]

9. 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: May 15, 2012]

10. SU120501 – Specific Use Permit – 1932 Galveston Street (City Council District 1). Consideration of a request for the approval of a Specific Use Permit for an oil and lube/tire facility with minor automotive repairs on 0.4552 acres. The subject property is currently zoned Commercial (C) District and is generally located south of W. Jefferson Street and west of S.W. 19th Street. The property is located within the Central Business District One (CBD-1) Overlay District.

    Owner: Ron Cornelius
    Applicant: Mr. Radhwan Abdulkudhim Hashim
    Agent: Sam Engineering & Testing

    [City Council Action: May 15, 2012]

11. Z120501/SU120502 – Zoning Change/Specific Use Permit – 1400 W. Shady Grove Lane (City Council District 1). Consideration of a request for the approval of a Zoning Change from Commercial-One (C-1) District to a Light Industrial (LI) District and a Specific Use Permit for an office and warehouse facility with outside storage on 3.8787 acres. The subject property is currently zoned Commercial-One (C-1) District and is generally located on the north side of W. Shady Grove Road west of Hardrock Road. The property is located within the State Highway 161 (SH-161) Overlay District.

    Owner: Grand Bank of Texas
    Applicant: Warehouse Equipment Solutions
    Agent: Walter Nelson

    [City Council Action: May 15, 2012]

12. SU120503 – Specific Use Permit – 2212 - 2218 Poulin Avenue (City Council District 5). Consideration of a request for the approval of a Specific Use Permit for general automotive repair, body shop, paint shop and major component replacement on 0.230 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located south of W. Main Street and east of Bill Irwin Street. The property is located within the Central Business District Three (CBD-3) Overlay District.

    Owner/Applicant: Pascual Duarte
    Agent: Cruz L. Dominguez

    [City Council Action: May 15, 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 May 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.