

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 4, 2016**

**CONSENT AGENDA ITEMS #1:** disapproval of plats without prejudice for the following consent agenda items: P160501 – Preliminary Plat – South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2, P160502 – Final Plat – Mayfield Road Retail Addition, Lots 1-2, Block 1, and RP160501 – Replat – Industrial Community No. 7, GSWID, Lot 1, Block 5.

**AGENDA ITEM: #2-APPROVAL OF MINUTES:** To approve the minutes of the Planning and Zoning Commission meeting of March 7, 2016.

**PUBLIC HEARING CONSENT AGENDA: Item #3– P160402** - Final Plat - Montanaro Addition, Lots 1-2, Block A (City Council District 6). Approval of a Final Plat creating two (2) residential lots located within the J. Working Survey, Abstract No. 897, Johnson County, Texas. The 5.139 acre property is located within the City of Grand Prairie's Extraterritorial Jurisdiction (ETJ) directly abutting the east side of County Road 511 and north of Mann Trail. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Patricia Montanaro.

Item #4-RP160403 - Replat - Dalworth Park Addition Revised, Lot 6-R, Block 106 (City Council District 1). Consider a request to approve a replat to combine three (3) platted lots into one (1) residential lot. The .215 acre property is located at 313 SW 15th Street and zoned Single Family-Four (SF-4). The owner is Cesar Hernandez and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #5-SU131103B - Specific Use Permit Renewal - 1818 Dalworth Street (City Council District 5). Consider a request for the renewal of a Specific Use Permit for a self-service coin operated laundry in an existing multi-tenant commercial building located on .957 acres. The property is located on the northeast corner of Dalworth Street and N.W. 19th Street, zoned General Retail (GR) District and within the State Highway 161 (SH-161) Overlay District. The owner is Christopher Dao.

Item #6-SU141001A - Specific Use Permit Renewal - Advance Auto (City Council District 5). Consider a request for the renewal of a Specific Use Permit for New Auto Parts Sales within a General Retail (GR) District. The site is located at 425 S. Belt Line Road. The agent is Samantha Igou, Arc Vision Inc. The agent is Samantha Igou, Arc Vision Inc., the applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas.

Item #7-SU141102A - Specific Use Permit Renewal - 632 E Pioneer Pkwy (City Council District 3). Consider a request for the renewal of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Pkwy. The applicant is Alaa Hufaila.

**AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED:** Item#8 - S160402 - Site Plan - 1628 E Main St (City Council District 5) and Z160402 - Zoning Change - 1611 Small Street (City Council District 5).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P160501, P160502, and RP160501, approve the minutes of March 7, 2016, approve public hearing consent agenda items P160402, RP160403, SU131103B, SU141001A, and SU141102A, and postpone cases S160402 and Z160402. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

Ayes: Garrett, Johnson, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**