

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #19- Z150202 - Zoning Change - 2505 S Great Southwest Pkwy (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Zone Change from Planned Development 286 (PD-286) District for multi-family uses and Light Industrial (LI) District to a Planned Development District for all uses permitted by right and permitted by specific use permit within the General Retail (GR), General Retail-One (GR-1), Commercial (C), Commercial-One (C-1), Central Area (CA), Heavy Commercial (HC), and Light Industrial (LI) Districts, but excluded all check cashing, bail bond, piercing salon, and tattoo parlor uses. The subject properties (Lot 3, 5, 7, and 4-R, Block 1 of the Greenpoint Center Phase II Addition) are located at the southeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The owner/applicant is James Hosler.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed zone change amendment from Planned Development 286 (PD-286) for multi-family uses and Light Industrial (LI) District to a planned development for Commercial (C) District uses, except Check Cashing, Pay Check and Car Title Loans.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Jim Hosler, 2717 Osler, #101, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Richard Jolly, 218 C R 541, Eastland, TX was present in support of this request.

Dr. Behroug Khademaznd, 2475 W. Pioneer Parkway, Grand Prairie, TX owner of the adjacent property stated his concern in the letter he received states this area could be zoned for light industrial uses.

Mr. Hinderaker stated the request has been modified to commercial uses only.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150202 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**