

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #21- Z170102 - Zoning Change - 2001 Dalworth St (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to rezone 1.119 acres of land from Commercial Office (CO) Nonresidential District to Single Family-Six (SF-6) Residential District for the development of five (5) SF-6 residential lots. The site is generally located on the southwest corner of Dalworth Street and N.W. 20th St, and is located within State Highway 161(SH 161) Overlay Corridor District. The agent is E.D. Hill, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano.

Mr. Lee stated the applicant is requesting a zoning change of a 1.119 acre property from Commercial Office District to Single Family-Six District in order to allow the construction of five single family homes. The applicant has submitted a corresponding replat on the current agenda for consideration establishing 5 single family residential lots to SF-6 District standards. No appeals are being requested by the applicant.

ORDINANCE PROVISION (under UDC)	SF-6 REQUIREMENT
Unit Density	8.7 units-per-acre
Min. Unit Size	1,400 SF
Min. Lot Size	5,000 SF
Min Lot Width	50 feet
Min Lot Depth	100 feet
Front Yard Setback	25 feet
Internal Side Yard	5 feet
Side Yard at Street	15 feet
Rear Yard Setback	10 feet
Bldg. Separation	6 feet
Bldg. Height	25 feet to top plate
Bldg. Coverage	50%
Exterior Masonry	80% to roof line
Roof Pitch	6:12

Mr. Lee stated the Development Review Committee recommends approval of the requested zoning change from Commercial Office (CO) District to Single Family-Six (SF-6) District subject to the following conditions; Access for corner lot is either from 20th Street or concrete paved rear alley way per City standards.

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

Hal Thorne, 3550 Gifco Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked what would be the minimum house size for these lots.

Mr. Thorne replied most of the home would be 1,800 sq. ft.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case Z170102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**