



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 1, 2019**

COMMISSIONERS PRESENT: Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Shawn Connor, Lynn Motley.

COMMISSIONERS ABSENT: Chairperson Josh Spare, Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Vice-Chairperson John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #15- Z190402 - Zoning Change - 611 Dalway, Residential Dwelling (City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a request to change the zoning from "NS" Neighborhood Service to "SF-4" Single-Family Four Residential District to allow for a residential dwelling on a vacant lot. Lot 1, Block C, Jefferson Heights Subdivision, City of Grand Prairie, Tarrant County, Texas, Zoned "NS", within "CBD 1" and generally located at the northeast intersection of W E Roberts Street and Dalway Drive. The owner is Miguel Lopez.

Ms. Acosta stated the purpose of this request is to change the zoning on 0.1606 acres from "NS" to "SF-4" to allow for a residential development. The applicant is requesting a 205 square foot variance for the lot size and a 5 ft variance for the lot depth. The lot is currently platted and the surrounding zoning is "SF-4". Staff supports the variances. The lot reasonably accommodates the uses permitted in the "SF-4" base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare. Approving the change to "SF-4" will allow the owner the opportunity to develop the underutilized parcel. In addition, Dalway is a local road and commercial use on the property would not give adequate transition to buffer commercial uses into the adjacent neighborhood. Furthermore, it is a goal within the comprehensive plan to increase housing options, prices, and ranges. To the west of the subject property commercial zoning is present on larger properties that will remain to serve the Jefferson Heights Neighborhood. Staff recommends approval of the proposed zone change from "NS" to "SF-4".

Vice-Chairperson Lopez stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z190402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None

**Approved: 7-0**

Motion: **carried.**