

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 5, 2018

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

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

<u>PUBLIC HEARING AGENDA Item #10– P181001 - Final Plat - Saldivar Addition Revised</u> (<u>City Council District 3</u>). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan SaLinas.

Mr. Helm stated the proposed lots are being created out of 1 lot, addressed as 2510 SE 14th St. The proposed property will have access to 14th Street and be strictly a residential development. The lots meet the dimensional requirements of the Single Family-Six Residential District. The owner is requesting an exception to the residential development standards regarding interior side yard setbacks. Article 6 of The Unified Development Code prohibits the primary building from being within 5 feet of a property line. The applicant intends to build a new house on Lot 1-R2 and will immediately demolish the primary structure lot 1-R1 once the new primary residence is built. The applicant is therefore requesting a variance to allow the plat to be filed with the existing house sitting 3 feet from the property line. If the plat is not filed prior to construction, the applicant must agree in writing to demolish the primary structure of the northern most lot once a new building is completed on the south lot. If the variance is approved, DRC recommends approval as presented.

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

There being no discussion on the case commissioner Moser moved to close the public hearing and approve case P181001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Connor

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

Nays: None **Approved: 7-0**Motion: **carried.**