



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 7, 2019**

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

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

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, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #10- Z190103 - Zoning Change - 1310 Ranch Road, Residential (City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation to rezone 0.43 acres from A, Agricultural District to SF, Single-Family Residential District for the purpose of constructing a single-family home. Described as Tract 77, SH 1B, Matthew Road Mobile Home Estates, 0.43 acres out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned A, Agricultural District. The owner is Benito Galarza.

Mr. Jones stated the applicant is seeking a zoning change from Agriculture District to Single Family-Five District to allow for the construction and occupancy of a detached site built home. A detached single-family home is permitted in the Agriculture District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture District. However, if the property is rezoned to Single Family-Five District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows: **Sewer System** - A site built house will need to provide a sewer system that meets the requirements of the Environmental Services Division. The applicant understands that the current septic system will likely need to be upgraded or replaced pending the completion of site and soil evaluations based on the size of the home and the number of bathrooms. **Water Source** - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home park. **Adequate Access** - The subject property is accessed via Ranch Road, a 60-ft. prescriptive easement. This roadway is maintained, at a very minimal level, by individuals within the Matthew Road Mobile Home Estates community.

Mr. Jones stated all Density and dimensional standards have been met. Staff recommends approval of the requested zoning change from Agriculture District to Single Family-Five District subject to the following conditions: Approval is obtained for the use of a new septic system and safe removal of any existing system. A Final Plat is approved prior to construction and filed prior to occupancy.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Benito Galarza, 2711 Gilbert Circle, Arlington, TX, was present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z190103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Motley

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

Nays: None

**Approved: 7-0**

Motion: **carried.**