



**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 #9- Z190102 - Zoning Change - 1621 Alspaugh Lane, Residential (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change for Florence Hill 1, Lot 21, on 1.02 acres from Neighborhood Services (NS) to Single Family-Two Residential Detached (SF-2) to allow for the development of two single family detached homes. The 1.02 acre property is located at the southeast corner of Matthew Road and Alspaugh Lane. The owner is David Hines.

Mr. Lee stated the applicant is requesting a zoning change of a 0.986-acre property from Neighborhood Services District to Single Family-Two District in order to conform with the surrounding residential land uses. The original tract was previously used for neighborhood grocer & bait shop and single family residence, dating back to the 1970s. Structures on the property has since been demolished except for the commercial pole sign for the previous use. The property has since been platted as Florence Hill, Lot 21. The applicant resides in Grand Prairie and intends to build a single family residential detached home for retirement and consider a future space for another home intended for family members. Previously, the entire neighborhood was zoned Planned Development 84 District in the early 1970s intended single family homes to be developed at SF-2 standards. Subsequently, a one-acre parcel was set aside for commercial uses to serve the neighborhood as a local grocery, bait & tackle shop. The approximate one-acre lot is the subject of this request. The dimensions of the tract are 185' width and approximately 230' depth; therefore, could accommodate two SF-2 single family detached homes if redeveloped. If rezoned to Single Family-Two District, the subject property will be governed by the Single Family-Two District standards. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

Mr. Lee stated the Development Review Committee recommends approval of the requested zoning change from General Retail District to Single Family-Two District, provided that no

building permit will be issued for construction of a single-family dwelling prior to: Removal of the existing pole sign and Removal of the driveway along Matthew Road.

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

David and Susan Hines, 813 Woodhaven Lane, Grand Prairie, TX, were present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: 7-0

Motion: **carried.**