



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 7, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: None

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

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #18- Z180501 - Zoning Change - 2305 Graham St (City Council District 5). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Zoning Change request from Single Family-4 (SF-4) to a Planned Development (PD) to allow two residential homes with a connecting breezeway on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos.

Mr. Collins stated the proposed residential lot will have an additional residential home with a connecting breezeway for the two homes. The additional home will have a living area of 1,548 sq. ft. The proposed residential lot will use existing access via Graham St. The applicant proposes to develop the property in accordance with the proposed Planned Development and SF-Six base zoning. Within the Two Family zoning, the depth requirement is 100 ft. The applicant is currently proposing 70 ft. The 2F zoning also requires a minimum width of 60. The applicant is proposing 58. Due to the applicant's proposal not being consistent with the existing characteristic of the neighborhood, staff recommends denial for the applicant's request.

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

Daniel Santos, 1721 E. Crosby Road, Carrollton, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Connor moved to close the public hearing and approve case Z180501, with a Planned Development and SF-Six base zoning. The action and vote being recorded as follows:

Motion: Connor

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: carried.