

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 7, 2016**

PUBLIC HEARING AGENDA Item #26– Z161101 - Zoning Change - General Retail at SEC of Belt Line and Marshall (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval to rezone 4.98 acres from Single Family-Two (SF-2) District to a Planned Development District for General Retail uses. The subject property is generally located at the SEC of Marshall Drive and Belt Line Road and addressed as 2010 and 2038 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owners are Benny Emmons and Jimmy Emmons, Emmons & Emmons LP.

Mr. Hinderaker stated the applicant is proposing to rezone 4.98 acres from Single Family-Two (SF-2) District to a Planned Development District for General Retail uses and development standards allowing for the construction of a Family Dollar on 1.52 acre portion of the property. The Site Plan for Family Dollar is under concurrent review. The base zoning for the proposed Planned Development District is General Retail (GR) District. Unless otherwise noted, all zoning requirements will defer to the Unified Development Code as amended.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

John Flippo with Max Alley Real Estate Services, LLD, 3930 Galleria Oaks, Texarkana, TX 75503 was present representing the case and to respond to questions from the Commission.

Joel and Courtney Johnson, 910 Doy Drive, Grand Prairie, TX stepped forward in opposition to this request. Mr. Johnson said lives adjacent to this zoning request, he was born and raised in Grand Prairie and has lived in this home for 42 years, he has seen Grand Prairie change, if this site is zoned general retail his concern is the trash this development could bring to his neighborhood. He asked there be a barrier/buffer between his property and the proposed development and the drainage ditch maintain.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z161101 from Single Family-Two District to a Planned Development District for General Retail uses, the applicant must meet with staff and the adjacent property owner Mr. Johnson regarding the landscaping and screen wall on the eastside of the property. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Connor, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**