



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

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, Raul Orozco, Planning Intern, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #12- Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and PD Amendment to allow for front-entry garages on 23 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.

Mr. Lee stated the applicant is requests an amendment removing the prohibition of front-entry garages for 12 additional lots. Only lots on corners would be required to provide non-front entry garages. DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages. Since the July 1st, 2019 Planning & Zoning Commission meeting; the applicant has met with staff and agreed to amend the request from 16 additional front-entry lots to 12. In addition, more landscaping per lot shall be providing additional trees, including the detention lot. The applicant also agreed to provide monument-type entry screening along SW 3rd Street and Freetown Road.

Mr. Lee stated staff recommends approval of developing non-front entry lots except on the additional lots highlighted, subject to the applicant providing a diagram for each lot indicating that non-front entry will work.

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

Yigal Lelah with Casa Bella Homes, 1900 McKinney Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case Z060902A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**