



**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 #8- Z190101 - Zoning Change - 1002 Small Street, Residential (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for Zoning Change for 0.990 acre tract from General Retail (GR) to Single Family-Four Detached residential (SF-4) District to allow for the zoning to conform to the existing residential land use. Being a 0.990 acre tract located in the Richard Wilson Survey, Abstract No. 1528, Page 20, City of Grand Prairie, Dallas County, Texas. Zoned GR, generally located at the northeast corner of NE 10th Street and Small Street. The property is located in City Council District 5. The owner is Charles/Katie Hughes.

Mr. Lee stated the applicant is requesting a zoning change of a 0.990-acre property from General Retail (GR) District to Single Family-Four (SF-4) District in order to conform with the surrounding residential land uses. The original single story 2,700 square foot home was constructed in the mid-1940s. Consisting of wood frame construction and exterior brick veneer. The home has a pier and beam foundation. The current owner/applicant has resided in the house for multiple years dating back beyond 1990s and has since retired and their family plan to relocate. Previous Use Charts in the Unified Development Code allowed for single family uses by right within the GR zoning district and has since been revised. The revision of the Use Charts essential restricts single family uses in GR districts and thereby making all single family land uses within GR nonconforming. Note: Any nonconforming structures on the property are not made legal by the rezoning and will be governed by Article 19 of the Unified Development Code. The 0.990 acre unplatted property dates back to the mid-1940s. The existing home is situated towards the southwestern portion of the tract (near the Small Street at 10th Street intersection. Over the years, improvements include a detached garage, a wood shop, gazebo, wood deck and an accessory storage building. The dimension of the tract are 149' width and approximately 290' depth; therefore, if redeveloped the property could accommodate four SF-4

single family Detached residential homes. 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-Four District.

Commissioner Coleman asked if this was the property located adjacent to a Church. Mr. Lee replied yes.

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

Charles and Katie Hughes, 1002 Small Street, 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 Z190101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**