

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, 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, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #18- 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 frontentry 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 Mr. Lee stated the Development and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes. The applicant requests an amendment removing the prohibition of front-entry garages for 16 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. Staff is not generally opposed to the request, but recommends that the applicant work to identify additional opportunities for non-front entry garages beyond the five remaining non-front entry lots.

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

Tim Martin, 6175 Main Street, Frisco, TX, stepped forward representing Casa-Bella Homes and to answer questions from the commission. He asked that the case be tabled in order to meet with their design team on staff's recommendation.

There being no further discussion on the case commissioner Moser moved to table case Z060902A. The action and vote being recorded as follows:

Motion: Moser Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare

Nays: None **Case Tabled: 7-0**