

**Grand Prairie**  
— T E X A S —  
D r e a m B i g ★ P l a y H a r d  
**REGULAR PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**SEPTEMBER 11, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #13– RP170902 – Replat – Lot 11R, Block 13, Wildwood Oaks Addition (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation request to approve a replat of Lot 11, Block 13, Wildwood Oaks Addition and a 2.449 acre portion of a tract addressed as 2211 N. Carrier Parkway, for the purpose of creating one 2.742 acre single-family residential lot addressed as 2017 Rock Creek Dr. The agent is Timothy Mankin, Peiser & Mankin Surveying, LLC and the owner/applicant: Stephen R. Newby, Reorganized Church of Jesus Christ of Latter Day Saints.

Mr. Jones stated the proposed lot combines the existing Lot 11, Block 13, Wildwood Oaks, and the rear 425 feet of a tract owned by the church addressed as 2211 N. Carrier Pkwy. The proposed property would have access from Rock Creek Road and be addressed as 2017 Rock Creek Drive. No access is proposed from the church to the property. The plat would establish additional utility easements along the perimeter of the property. Any future development on the property which proposes multiple lots will require extension of a public street along with right-of-way dedication, with the cost being borne by the owner. Fire access, including a turnaround, will also be required. The applicant is requesting an appeal to UDC Section 12.17.4 which requires side lot lines to run at right angles (not parallel) to the street. Given that the proposed Lot 11R follows existing boundary lines, staff is supportive of the request. Mr. Jones stated the Development Review Committee recommends approval as presented.

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



Stephen Newby with Reorganized Church of Jesus Christ of Latter Day Saints, 5401 Park Place Drive, Argyle, TX stepped forward representing the case and to answer questions from the Commission. Mr. Newby stated the Church would like to sell off part of their property.

Chairperson Motley asked if there were prospects wanting to purchase the property at this time.

Mr. Newby replied no not at this time.

James Zermatten, 1918 N. Arbor Rose, Grand Prairie, TX stepped forward in opposition to this request, he is concern with the drainage and how developing this site could affect the surrounding properties.

Caleb Reynolds, 2002 N. Arbor Rose, Grand Prairie, TX stated he is also concern with the drainage once this property is developed and wants to make sure the drainage would be addressed by the city.

Mr. Jones stated once the property is ready for development the applicant would need to submit engineering plans to the city for review. The developer would need to provide sewer, put in the streets, make sure there is adequate turn around radius for emergency vehicles, and the development would have to meet all of the development standards.

Chairperson Motley asked that Mr. Zermatten and potential buyer meet with the surrounding neighbors to discuss any future development on this property.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases RP170902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**