



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 10, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Kurt Johnson, and Janie Adhikari.

COMMISSIONERS ABSENT: Bill Moser

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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

PUBLIC HEARING AGENDA Item #4– Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.

Mr. Collins stated the applicant is requesting for a zoning change to Planned Development, related to the Single Family-1 zoning standards. The proposal meets the density and dimensional standards. The site is accessible by Corn Valley Rd. and Racquet Club Dr. Mutual access easements will provide access to other properties in the development. The applicant is requesting the following appeals and/or exceptions:

- Proposing the front yard setback to be 25ft. instead of 30ft.
- Proposing an area (sq. ft.) exception for Lot 2 of the residential lot

Mr. Collins stated the Planning and Zoning Commission denied the plat without prejudice. Once the pending zoning change from General Retail to Planned Development is approved by City Council, staff will administratively approve the plat.

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

Jose Lucio Sarinana, 2121 Avenue B, Grand Prairie, TX stepped forward representing the case, he said he likes the area and would like to construct two residential homes on these lots.

Chairperson Motley state, because of the language barrier, he would like to make sure Mr. Sarinana understands the minimum square footage and lots size standards for this PD and asked

that Mr. Sarinana meet with staff before this case is heard by the City Council to make sure Mr. Sarinana understands.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z170603 as recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**