



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza, Clayton Fisher, Bill Moser.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: 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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #13– Z180801 - Zoning Change - Northeast Corner of Highway 161 and Shady Grove (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a request to rezone 10.035 acres from SF-1 and PD-3 to Commercial. Tracts 12, 12.1, 13, and 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned SF-1 and PD-3, within the SH 161 Overlay District, and generally located at the north east corner of N Highway 161 and W Shady Grove Rd. 918, 902, and 1002 W. Shady Grove Road. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP, and the owner is David Zulejkic.

Ms. Ware stated the current mobile home use will become legally nonconforming with the passage of Commercial zoning. Rezoning the property to Commercial will bring the zoning into conformance with the FLUM. The Development Review Committee recommends approval.

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

David Zulejkic, 701 E Shady Grove Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Dennis Parker, 902 W. Shady Grove Road, TX stepped forward in opposition to this request. He stated himself and about 35 other people were not aware of this zoning change, and wonders what would happen to them.

Commissioner Lopez asked if he owned his home. Mr. Parker replied yes, just the home not the lot.

Chairperson Motley asked if he has to move where would he move and how long has he live at this location. Mr. Parker said he has lived in this community for 6 years and he is does not know where he would move, he lives on a fixed budget.

Commissioner Coleman said if this case is approved then the community would become a legal non-conforming use, but does not mean they need to move right of way.

Crystal Ibarra, 902 W. Shady Grove Road, Grand Prairie, TX is in opposition to this request.

Virginia Zapata, 902 W. Shady Grove Road, Grand Prairie, TX stated she has lived in the community with her family for many years, and asked how long do they have to find another place to live, they had no warring of this case what is going to happen to them.

Chairperson Motley said Mr. Zulejkic bought the property and has not talked to the people who live there he would ask that he meet with them to help make this a good transition.

Commissioner Lopez asked how long he has owned the property. Mr. Zulejkic said he purchased the property in June.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z180801 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Motley, Smith

Nays: Spare, Coleman

Approved: 7-2

Motion: **carried.**