

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017**

PUBLIC HEARING AGENDA Item #20 - Z170502 - Zoning Change - 602 NW 19th Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to rezoning request from Planned Development 112 (PD-112) Commercial to Single Family Six (SF-6) District Residential. The 0.528 acre vacant property is located at the northeast corner of NW 19th Street and Cain Lane, addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfola, OKM Engineering, Inc. and the owner is Joel Vallejo.

Mr. Lee stated the Planned Development (PD-112) District to Single Family-Six District to allow the construction of four single family detached homes. If the property is rezoned to Single Family-Six District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. If rezoned to Single Family-Six (SF-6) District, the subject property will be governed by the Single Family-Five District standards, allowing for exceptions to the 80% exterior masonry materials requirement. Replatting of the property will be required prior to the issuance of any building permits. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

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

Shola Morohunfola with OKM Engineering, Inc., 112 S. Madison Avenue, Dallas, TX and Joel Vallejo, 700 N.W. 19<sup>th</sup> Street, Grand Prairie, TX were present representing the case and answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170502 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**