

PLANNING & ZONING COMMISSION DRAFT MINUTES OF SEPTEMBER 10, 2012

AGENDA PUBLIC HEARING ITEM: #13-Z120901/CP120901, Zoning Change/Concept Plan, Lakeview West Section 2 (City Council District 5).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for the approval of a Zoning Change from Agriculture (A) District to a Planned Development District and a Concept Plan for single family homes on 48.3 acres. The subject property is zoned Agriculture (A) District and is generally located east of State Highway 360 and southwest of Lake Ridge Parkway. The property is in the Lake Ridge Parkway Overlay District. The owner is Daniel Gonzales, the applicant is Don Allen, and the agent is Thomas Juhn.

Mrs. Elliott stated the Future Land Use Map of the 2010 Comprehensive Plan designates this area for Low Density Residential (LDR) uses. According to the Comprehensive Plan, Low Density Residential uses allow zero to six dwelling units per acre. The Planned Development (PD) zoning district is an appropriate zoning designation for regulating this use. In addition, the proposed Concept Plan provides about 161 units for 48.3 acres. This calculates to about 3.33 units per acre. Thus, the proposed use is in conformance with the 2010 Comprehensive Plan.

Mrs. Elliott stated the proposed Planned Development ordinance and Concept Plan are in substantial conformance with the design standards stipulated in Resolution 3924. The design and location of single family detached residential lots, drainage areas and open spaces shall substantially conform to the Concept Plan, which will be incorporated into the PD ordinance. Other PD ordinance provisions include:

- Developments should have at least two points of access for traffic distribution. Streets should be “stubbed” out to undeveloped tracts to allow connectivity as adjacent residential tracts develop [PD Ordinance, Section 2.B]. *The proposed concept plan shows two points of access and is in compliance.*
- Per Section 12.19.7 of the Unified Development Code, A development with a density of four (4) units or less per acre must have a minimum twenty-seven (27) foot wide street. A development with a density greater than four (4) units per acre must use: (1) a minimum twenty-seven (27) foot wide street with an alley; or (2) a minimum thirty-one (31) foot wide street without an alley. All other street classifications will be based on the Thoroughfare Plan. Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space [PD Ordinance, Section 2.C]. *The proposed concept plan provides adequate space for the required right-of-way.*
- Development must include landscaping and open areas that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a “Landscape Maintenance Easement” to a mandatory property owners association and/or a public improvement district (PID). [PD Ordinance, Section 2.E]. *The proposed concept plan provides landscaping and open areas. Dedication of easements and establishment of a governing body for long term maintenance will be done at the time of platting.*
- Screening fences are to be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements. Screening walls shall be designed to turn into the neighborhood to avoid

uncoordinated fences at all entry points [PD Ordinance, Section 3.A]. *The applicant provided a screening wall detail for the required screening that will be located along Seeton Road and showed the wall detail on the Concept Plan [PD Ordinance, Exhibit C].*

Mrs. Elliott stated the zoning area will offer a variety of single family detached housing and lot types in a variety of sizes in conformance with density and dimensional standards prescribed in the proposed PD Ordinance, Exhibit “B”, Density and Dimensional Table, as provided.

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a Planned Development/Concept Plan for a single family residential subdivision in accordance with all Unified Development Code requirements.

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

Thomas Juhn with JBI Partners, 16301 Quorum Drive, Addison, TX was present representing the case and to respond to questions from the Commission. Mr. Juhn stated he has been working with staff on this development and is very comfortable with meeting all of the requirements.

Mr. Alcorn noted one speaker card submitted in support of this request and one speaker card wishing to speak but not indicating support or opposition.

Don Allen with D.R. Horton-Texas, Ltd., 6751 North Freeway, Fort Worth, TX submitted a speaker card in support of this request.

Penny Kimbrough, 1231 N. Day Mair Road, Grand Prairie, TX stepped forward and stated one of her properties was not included in the buffer zone of notifications. She asked what type of fencing would be required by the developer for the rear yards of the property that are adjacent to the neighboring subdivisions.

Mrs. Elliott stated a standard solid wood fence with steel posts would be allowed for non-required fences located in the rear yards of the lots.

Ms. Kimbrough asked what materials would be allowed for chimneys and what types of materials are categorized as masonry. Ms. Kimbrough also noted her property is not zoned Agricultural.

Mrs. Elliott replied that the chimney would be required to be a masonry material and that brick or stone materials are considered masonry. Staff would also be glad to discuss individual zoning verification with Ms. Kimbrough outside of the public hearing.

There being no more questions or further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case Z120901/CP120901 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo

Second: Adams

Ayes: Adams, Arredondo, Garrett, Moser, Philipp and Wooldridge.

Nays: None

Approved: **6-0**

Motion: **carried.**