

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 6, 2015

PUBLIC HEARING AGENDA Item #11- Z150701 - Zoning Change - Meadow Park Addition (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a zone change from Single Family-Two (SF-2) to a Planned Development for single family residential development. The property is located in the SH 161 Corridor Overlay District at the southwest corner of Robinson Rd and W Warrior Trail, currently address as 3102 Robinson Rd. The agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Ronald Hopkins, N.D. Hopkins Estate and Veronica Hopkins, N.D. Hopkins Estate.

Item #3 - P150701 - Preliminary Plat - Meadow Park Addition (City Council District 2). Consider a request to approve a preliminary plat consisting of 12 lots on 2.18 acres. The property is currently zoned Single Family-Two (SF-2) within the SH 161 Corridor Overlay District and is also under consideration for a zone change for a Planned Development for single family residential development; see Zoning Case# Z150701. The property is located at the southwest corner of Robinson Rd and W Warrior Trail, currently address as 3102 Robinson Rd. The agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Ronald Hopkins, N.D. Hopkins Estate and veronica Hopkins, N.D. Hopkins Estate.

Mr. Howard stated the applicant is proposing to change the zoning of 2.18 acres at the corner of Warrior Trl and Robinson from Single Family-Two (SF-2) to a Planned Development for Zero Lot Line homes. The property is located within a community that is already zoned for zero lot line homes; PD-144, which was approved in 1983. The applicant is requesting to mirror the development standards of PD-144.

Mr. Howard stated the UDC requires a subdivision fence along W. Warrior Trl. A Home Owner's Association will be required to be established in order to maintain all common areas and the subdivision fence. The concept plan should show a fence detail and the location of the subdivision fence. A note on the concept plan stating that the fence will meet the Type 1 fence standards of the UDC will be sufficient if a fence detail is not available. The applicant does not wish to put up this wall. The applicant does not wish to construct a Type 1 masonry wall or create a Home Owners Association to maintain such wall.

Mr. Howard stated staff is supportive of the zone change and recommends approval with the following conditions:

1. Development standards for lots 1-11 as proposed in the preliminary plat, City file number P150701, follow the standards prescribed by Section II of Planned Development 144; Ordinance 3518.
2. Lot 12 as proposed in the preliminary plat, City file number P150701, will retain the standards of the SF-2 District
3. A Type 1 screening wall must be constructed on along Warrior Trail and maintained by a Home Owners Association.
4. Applicant must satisfy any unresolved comments from the Development Review Committee, found in City File number Z150701.

Commissioner Philipp asked if the entrance would only be from Meadows Drive.

Mr. Howard replied yes, there would be no entrances off Warrior Trail.

Commissioner Spare asked if the existing neighborhood to the south has an existing HOA or PID.

Mr. Howard replied no.

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

Hal Thorne, 3550 Gifco Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Thorne stated these lots are deeper therefore the homes would be larger than the existing homes. He stated setting up an HOA to maintain the fence would be difficult and cost effective for eleven homes, and asked that the screen wall requirement be waived.

Commissioner Spare asked how much the screening wall would cost.

Mr. Thorne replied about \$75 to \$100 a square foot, not including an irrigation system and landscaping.

Commissioner Womack asked if each homeowner was responsible for maintaining the area behind the fence, and if the homeowners did not maintain the area would this be a code violation.

Mr. Hinderaker replied yes.

Mr. Crolley stated if each homeowner was responsible for maintain their portion, the city might have a very difficult time making sure the area is maintained, that would mean each property owner would have to travel around the neighborhood around the wall to mow their small portion.

Commissioner Philipp stated his neighborhood has a PID and a portion of their screening wall has fallen and it has been very expensive to repair therefore there should be a way to maintain this fence.

Commissioner Moser asked if there is a landscape requirement for this development.

Mr. Hinderaker replied no, but the area would need to be irrigated and grassed.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150701 as presented and recommended by staff, and a Home Owner's Association be established in order to maintain all common areas and the subdivision fence. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Gray, Johnson, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: Garrett

Approved: **8-1**

Motion: **carried.**