

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016

PUBLIC HEARING AGENDA Item #15 – Z160701 - Zoning Change - 1606 Ranch Road (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a single family detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road. The agent is William Edwards, WR Edwards Group and the owner is Jessie Martinez.

Mr. Hinderaker stated Article 26 of the Unified Development Code requires mobile or manufactured homes to be located either within a Planned Development for Manufactured Homes or if located within the Agricultural District, the entire mobile home park development must be of a minimum lot size of 20-acres and have an approved Specific Use Permit. Based on these standards, the subject property is non-conforming. In accordance with Article 26 of the Unified Development Code, mobile or manufactured homes that are non-conforming land uses, buildings and /or structures shall follow the requirements of Article 19, “Non-conforming Development,” of the UDC. In other words, an existing mobile or manufactured home located within the Matthew Road Mobile Home Estates may not be repaired or replaced if the cost to renovate, repair, or replace exceeds fifty-percent of the fair market value of the materials and services necessary to accomplish said work. Section 19.7.1 of Article 19 of the UDC states that when a non-conforming use of land or structure are discontinued for a period of six months, such use shall conclusively be deemed to have been abandoned and shall not be resumed. Based on these standards, neither a mobile nor manufactured home may be permitted on the property. As stated above, the applicant is seeking a zoning change from Agriculture District to Single Family-Five District to allow for the construction and occupancy of a detached site built home at this location. A detached single-family home is permitted in the Agriculture District, but the existing lot size does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres within the Agriculture District. However, if the property is rezoned to Single Family-Five District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre.

Mr. Hinderaker stated a single-family residence requires connection to a sewer system, a water source, and adequate access.

Mr. Hinderaker stated the Development Review Committee as recommends approval of the requested zoning change from Agriculture District to Single Family-Five District.

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

William Edwards, 6060 N. Central, Suite 500, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case Z160701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**