

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES MARCH 7, 2016**

PUBLIC HEARING AGENDA Item #10 – Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates (City Council District 6). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval to change the zoning on 10.00 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 10.00-acre property, zoned Agriculture (A) District, is located at 7700 Arlington Webb Britton Road, and is within the Lake Ridge Corridor Overlay District. The agent is Matt Cragun, Cumulus Design, the applicant is Raymond Mallick, Vector Builders, and the owner is Patricio Medrano Jr.

Mrs. Thomas stated the applicant proposes to develop the property in substantial conformance with the SF-4 adopted standards of the Unified Development Code; except where specific deviations are called out in the proposed PD development standards. The proposal meets or exceeds the UDC requirements and complies with the intent of Resolution 3924. However, the applicant is proposing the following standards for inclusion in the PD Ordinance:

Minimum lot width = 65 feet

- The above lot width does not apply to lots located along the radius of the street bend where the lot is greater than 9,500 square feet in size.
- Lots facing a “T” type street intersection shall not have driveways or any portion thereof that are in line with the street facing the lot.

Interior side yard setback = 5 feet

A 20-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. Those units with front entry garages shall have an additional 2-foot minimum front yard setback to the front of the garage. In all cases, the additional 2-foot garage setback shall be measured from the front wall plane of the ground floor; climate controlled residential living unit that is closest to the street.

A minimum roof pitch of 6:12 for all roof structures covering main (climate controlled) living areas. Variations in roofing material shall conform to Section II.E.3 of Resolution 3924.

A minimum roof pitch of 3:12 shall be permitted for front yard porches and non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-Swing) side entry, or detached rear yard garage configurations. Variations in roofing material shall be required in accordance with Section II.E.3 of Resolution 3924.

All fireplace chimney flues shall be encased in 100% masonry or cement fiber board for all chimney types and locations.

Minimum twenty percent (20%) of all platted lots with a width of 70 feet or greater shall have non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-Swing) side entry, or detached rear yard garage configurations.

Front entry garages shall be permitted on lots directly in line with “T” type street intersections where the driveway or any portion thereof that are not in line with the Street facing the lot.

A minimum of six-foot-high screening fence constructed of masonry with a troweled-type mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the City’s Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50-foot centers or placed on residential lot corners.

Mrs. Thomas stated on November 19, 2015, the Development Review Committee cleared this project to move forward subject DRC conditions.

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

Osama Nashed, 5000 Thompson Terrace, Colleyville, 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 approved case Z151101/CP151101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Womack

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

Nays: None

Approved: **9-0**