

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MARCH 6, 2017**

PUBLIC HEARING AGENDA Item #13 - Z170301 - Zoning Change - Single Family at Seeton Road (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change from Agriculture (A) District to a Planned Development for single family uses. The 8.76-acre property, addressed as 2700 and 2720 E Seeton Road, is generally located east of Day Miar Road. The agent is Rich Darragh, Skorburg Company and the owner is Michael Farah, Rafah Real Estate, LLC.

Ms. Ware stated the applicant proposes to develop the property in accordance with Resolution 3924 and SF-4 base zoning with the some modifications shown in the case report. Resolution 3924 states that 30% of all platted residential lots with a width of 60-feet to 69-feet shall have non-front entry garages. Non-front entry garages include side entry, front oriented (J-Swing) side entry, or detached rear yard garage configurations. In lieu of meeting this requirement, the applicant has proposed the following:

- 30% of Lots within the development shall contain houses with a minimum of 2,000 square feet with at least a 2 car garage;
- Double wide garage doors will be allowed on front entry garages provided additional architectural elements are included above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs, and similar architectural elements;
- All front entry house doors shall be 8 feet in height and shall be made of fiberglass, wood, or glass combination;
- Carports are prohibited within the development;
- Covered front porches shall be a minimum of 50 square feet;
- A front-entry three-car garage with one double-wide garage door and one single-wide garage door shall offset the single-wide door from the double-wide door by a minimum of 12-inches.

Ms. Ware stated the property is within Public Improvement District 8; participation in the PID is mandatory. A homeowners association shall be created to maintain common areas and the masonry wall, entry features, and landscaping located in the common areas within the development. Prior to the recordation of the final plat, HOA documents along with perimeter landscape and wall plans shall be submitted to the Planning Department for review. The United States Postal Service requires centralized mail delivery for all new residential subdivisions. At the time of preliminary platting, the applicant shall submit the preliminary plat to USPS for review. The applicant shall have a mode of delivery agreement in place with USPS before the preliminary plat is approved. The centralized mail delivery kiosk shall be located on a common lot and maintained by the HOA.

Ms. Ware stated the Development Review Committee recommends approval of the request subject to conditions:

- Informational comments by Transportation Services are addressed during platting of the property.

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

Rich Darragh and John Arnold with Skorborg Company, 8214 Westchester Drive, Ste 710, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Michael Farah, property owner, 2720 Seeton Road, Grand Prairie, TX stepped forward in support of this request. He said the exiting home would remain on the premises along with his horses.

Jessica Rychlik, 2700 E. Seeton Road, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z170301 as presented and recommended by staff, The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**