

## **PLANNING AND ZONING COMMISSION DRAFT MIUTES OF APRIL 4, 2016**

PUBLIC HEARING AGENDA Item #12 – Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan.

Mrs. Thomas stated the proposal meets or exceeds many of the UDC requirements and complies with the intent of Resolution 3924. To give an idea of what the development may develop as, an illustrative plan and elevation has been provided. Since final engineering could change the number of lots created, the illustrative plan will not be included in the ordinance; however, the maximum number of units will be fixed based on the lots shown in the illustrative plan. No more than 33 lots will be permissible. Additionally, the applicant is proposing the following standards for inclusion in the PD Ordinance:

### Architectural, Dimensional, and Density Guidelines

- Minimum Lot Size – Resolution 3924 requires approximately 80% of the lots within the subdivision to have lots between 7,800 and 8,999 square feet with at least 20% of the lots greater than 9,000 square feet. The applicant is requesting relief to this provision of the resolution to allow them to develop a subdivision similar to the existing subdivisions abutting the subject site; which do not meet these provisions.
- Lot Depth – Article 6 of the Unified Development Code requires a minimum lot depth of 100 feet. Due to the irregular configuration of the property and the need to provide access throughout, the applicant is requesting approval to reduce the minimum lot depth to 70 feet. As a trade-off, they are proposing lots that exceed the minimum width of Article 6 and 100% 'J' Swing house construction which exceeds the minimum requirements of Resolution 3924.
- All fireplace chimney flues shall be encased in 100% masonry or cement fiber board for all chimney types and locations.
- Maximum Cul-de-sac length - The UDC limits the length of cul-de-sac's to 600 feet. The proposed cul-de-sac is approximately 667 feet long. The Transportation Division has reviewed the proposed cul-de-sac and does not object to the exception.

Mrs. Thomas stated staff does not oppose the requested change in zoning from Agriculture District to a Planned Development that will allow for detached single family residential development. On March 24, 2016, the Development Review Committee cleared this project to move forward subject to conditions:

### General Comments

1. In conjunction with Preliminary Plat approval a landscape plan and homeowners association documents shall be submitted to ensure continued maintenance of the wall, landscape, and entry mounumentation.
2. The proposed plan does not indicate detention will be provided. If it is determined by the Engineering Services Division that detention is required, all facilities will be the responsibility of the HOA and should be provided for in the HOA documents.

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

Jim Dewey with JRJD Engineers and Consultant, Inc., 2500 Texas Drive, Suite 100, Irving, TX was present representing the case and home builders Signature Homes. He said the tract of land is unique because of how narrow the property is, they would be putting in a street, along with water & sewer, and drainage for each lot. They are proposing 33 lots similar to the existing subdivisions abutting the subject site; due to the irregular configuration of the properties they are requesting to reduce the minimum lot depth to 70 feet. He said all of the homes would be a 'J'Swing house.

Commissioner Johnson asked the reasoning for Park Place Drive going through this neighborhood.

Mr. Dewey noted it was a City requirement to use Park Place Drive as a through street.

Chairperson Garrett noted several speaker cards submitted in opposition to this request.

Stephen Freeman, Somerton Village HOA President, 5823 Candlelight Lane, Grand Prairie, TX stated he is opposed to the development this is his home and he likes the greenbelt what they need in this area is something for the children and neighborhood.

Joe Ferreyra, 2747 Park Place Drive, Grand Prairie, TX stepped forward in opposition to this request. He is opposing the additional traffic that would be created, the crime, the construction workers, how would they enter the property, and asked if a Traffic Impact Analysis had been conducted for the area and Lake Ridge Parkway.

Clinton Jones, 2795 Sweetbriar Lane, Grand Prairie, TX stated the proposed lot sizes and homes would not fit within the exiting neighborhood, and no one wants a home build 15 ft. from their property lines.

Michelle Augustin, 2795 Sweetbriar Lane, Grand Prairie, TX said she was not provided adequate notice of the hearing, and the proposed development would not fit within their existing neighborhood they do not have any J-swing garages and most of their homes are one story homes. The traffic and crime is already a problem if this development is approved would there be any speed bumps, stop signs, etc., put in along the proposed street and would the development put up a masonry wall surrounding their community. She asked what percentage of two story homes would be constructed.

Larry Pugh, 2795 Sun Rise Lane, Grand Prairie, TX stated the price of the homes are much higher than their neighborhood, would this proposed development have their own HOA and would they be provided with a community pool. Mr. Pugh said he would rather keep this area zoned Agricultural.

Rosa Benavidez, 5863 Candlelight Lane, Grand Prairie, TX said she understands that something would eventually be constructed on this site, but having a home so close to her property line is very concerning having three small children who playing in their backyard, and asked if the fences could be build taller.

Michael Benavidez, 5863 Candlelight Lane, Grand Prairie, TX stated he would like to speak from the heart his small children are his main concern and would rather keep this area as green space, because this development would not work in their neighborhood.

Marsha Schmidt, 2728 Sweetbrair Lane, Grand Prairie, TX was present in opposition to this request.

Jim Dewey stated he understands the neighborhoods concerns, but the best development abutting a neighborhood is a neighborhood.

Chairperson Garrett stated this property would eventually develop and not stay agricultural he would rather see homes on this site than a bus barn he is very familiar with this builder and they build a good product. The crime is already there and does not see how 33 homes would add additional crime to the area.

Commissioner Spare said what concern him are the setbacks, this development is not the best use for this site.

Commissioner Johnson stated being a part of an HOA, can this developer join an existing HOA.

Mrs. Thomas stated the Planned Development requires there be an HOA and PID, but yes the developer can speak with the surrounding HOA's about joining.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and deny case Z160401/CP160401. The action and vote being recorded as follows:

Motion to Deny: Spare

Second: Motley

Ayes: Lopez, Motley, Philipp, Spare, and Womack

Nays: Garrett, Johnson, Dr. Perez

Approved: 5-3

Motion: **carried**