



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 10, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Kurt Johnson, and Janie Adhikari.

COMMISSIONERS ABSENT: Bill Moser

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

PUBLIC HEARING AGENDA Item #8– Z170702 - Planned Development Request - 1210 & 1220 Seeton Rd (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 and Single Family-One (SF-1) District to a Planned Development District for Single Family Uses. The 6.49-acre property is addressed as 1210 E. Seeton Road and within the Lakeridge Overlay. The agent/applicant is Rich Darragh, Skorborg Company and the owner is Michael Paris.

Ms.Ware stated the purpose of the request is to create a planned development for single family detached development on 6.49 acres. The applicant intends to develop a new subdivision with about 25 single family lots. The proposed subdivision will gain access from Seeton Road. Internal roads will provide access to individual lots. A homeowners association shall be created to maintain common areas and the mail kiosk. The applicant proposes to develop the property in accordance with Resolution 3924 and SF-4 base zoning with some modifications. Resolution 3924 requires that 30% of all platted residential lots with a width of 60' to 69' have non-front entry garages. The applicant is proposing front entry garages for all lots within the development. As a compensatory measure, the applicant has proposed the following:

- 20% of lots 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,
- All houses with front entry garages shall have front doors that are 8 feet in height and made of fiberglass, wood, or glass combination,
- Carports are prohibited within the development,
- Covered front porches shall be a minimum of 50 square feet,
- Front entry style three car garages that incorporate one double-wide garage door with one single-wide garage door shall offset the single-wide garage door by a minimum of 12 inches.

Ms. Ware stated due to the requested appeal to the requirement for non-front entry garages in Resolution 3924, Staff is not able to offer full support of the request. However, Staff does not oppose the requested change in zoning from Agriculture District and Single Family-One District to a Planned Development for single family detached residential development.

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

Rich Darragh with Skorburg Company and John Arnold Director of Development, 8214 Westchester Drive, Ste 710, Dallas, TX stepped forward representing the case.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z170702 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**