



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 6, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: None

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

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #16– Z171102 - Zoning Change - 1221, 1227, 1231 Day Miar Rd, Caroline M. Adams Survey, Abst. 38 (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation request to approve a Zoning Change from Agricultural to PD, Planned Development for the development of 44 single-story and two-story homes. The 14.38-acre property is zoned Agriculture (A) District, within the Lake Ridge Overlay District, and is generally located at the intersection of Day Miar and E. Seeton Rd. The property is addressed 1221, 1227, and 1231 Day Miar Rd. The applicant is Collier Bailey, Skorborg Company.

Mr. Collins stated the purpose of the request is to create a Planned Development for a single-family residential development with 44 single-family lots, 6 open space/HOA lots, and 1 remnant home lot on 14.38 acres. The applicant intends to develop a new subdivision with new 44 single family homes and retain the existing Kimbrough home site. The primary entrance to the development will be from Seeton Road in Grand Prairie, while an emergency entrance is shown from Day Miar Road in the city of Mansfield. The proposed subdivision will have access from Day Miar Road. Internal public streets will provide access to individual lots. A homeowners association will be created to maintain common areas and the mail kiosk.

Mr. Collins stated Resolution 3924 requires that 30% of all platted residential lots with a width of 60' to 69' have non-front entry garages. As a compensatory measure, the applicant has proposed the following:

- 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.

Mr. Collins stated on the date of this report (11/03/17), staff has yet to receive a letter of support from the City of Mansfield regarding this project. Until staff receives a letter of support from the City of Mansfield, then staff cannot fully support the applicant's request. Also, 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 to a Planned Development for single family residential development.

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

Collier Bailey and John Arnold with Skorburg Company, 8214 Westchester Drive, Suite 710, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Bailey gave a presentation of several other developments they have developed within the City.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case Z171102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**