

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #14– Z170604/CP170601 - Zoning Change/Concept Plan - ECOM Northern Tract (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to rezone 19.60 acres from Planned Development-77 (PD-77) District to a Planned Development for single family detached uses. The subject property is located on the northwest corner of S. Forum Drive and S. Great Southwest Parkway. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the Concept Plan includes 92 single family lots and open spaces. The subdivision entrances depicted on the Concept Plan are for illustrative purposes at this point in time. The exact locations and intersection design will be determined during the platting process. The applicant proposes to develop the property in accordance with Resolution 3924 and Single Family-6 District base zoning with the modifications shown in Table 2 and discussed in this section. The proposed development standards are the same as the standards approved for the tract south of the subject site on the southwest corner of S. Forum Drive and S. Great Southwest Parkway. Resolution 3924 contains requirements intended to minimize the visual impact of garages on the streetscape. One requirement is that a certain percentage of lots have non-front entry garages. Non-front entry garages include side entry, front oriented (J-Swing) side entry, or detached rear yard garage configurations. Another stipulation is that two-car wide single doors are not permitted for front entry garages. Because this is an infill development, the proposed lot width is narrower than the lot width in Resolution 3924. Non-front entry garages are less feasible on narrow lots. In lieu of meeting the residential garage alternatives in Resolution 3924, the applicant has proposed the following:

1. Front entry garages shall be offset a minimum of 5-feet from the front elevation of the house.
2. Front entry garages with two or more one-car wide single doors shall offset one door 12-inches from the door that is closest to the street.
3. Front entry garages with two-car wide doors shall recess the garage door a minimum of 12-inches from the garage façade.
4. Front entry garages with two-car wide doors shall provide decorative elements. Decorative elements may include cedar doors, reveals/textures, and decorative hardware.
5. Front entry garages shall provide articulated architectural elements. These elements may include masonry in-filled gabled roof, dormer window features, boxed windows and similar architectural elements.
6. The front setback for houses with a side entry garage may be reduced by 5-feet.

7. Carports shall be prohibited.

Ms. Ware stated the proposal shall meet the masonry requirements contained in Resolution 3924 with the following exceptions:

For two-story structures built on interior lots as defined by Resolution 3924.

- Sides of fireplaces and chimney flues not visible from the street may be constructed of stucco.
- Sides of fireplaces and chimney flues visible from the street must be 100% masonry.

For two-story structures not on interior lots as defined by Resolution 3924.

- Fireplaces and chimney flues shall be encased in 100% masonry.

Ms. Ware stated the property is within Public Improvement District 5; 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. The masonry wall shall match the screening wall within Forum Estates PID. 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. However, given significant input from City Council regarding front-entry garages, Staff would encourage the applicant to meet Resolution 3924 as it pertains to front-entry garages.

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

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170604/CP170601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: 7-0

Motion: **carried.**