

PLANNING AND ZONING COMMISSION DRAFT MINUTES SEPTEMBER 8, 2014

PUBLIC HEARING AGENDA Item #9- Z140902 – Zoning Change (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation to approve a Zone Change from Single Family-One (SF-1) to Planned Development for residential uses with site specific development standards, including a guest house and other special considerations. The 1.94 acre property is located south of W. Bardin Road and east of Matthew Road. The owner/applicant is Don Sherman.

Mr. Hinderaker stated the zone change and concept plan are intended to accommodate a proposed two-lot, single-family detached residential development on 2.055 acres. According to the applicant, the proposed two-lot development, while meeting the density and dimensional standards of the Single-Family One District, is also intended to allow a total of three dwelling units that will be, at least initially, occupied by members of the same family. Staff understands that some of the project elements such as the orientation of the homes, location of the pool, open space and preservation of mature trees are intended to create a common outdoor area for the occupants of the three homes, while providing enough land area to legally separate the homes and outside area should the homes be owned and/or occupied by non-family members at some point in the future.

Mr. Hinderaker stated the development will consist of two-lots and three dwelling units, including the existing dwelling unit. According to the Dallas Central Appraisal District, the exiting dwelling was constructed in 1962. This home is a slab on grade wood frame construction with brick veneer exterior walls and asphalt shingles. The total living area of this home is 1,500 square feet. The property does not have garage or carport. Due to the fact that Article 6 of the Unified Development Code stipulates that the square footage of a living area of a dwelling unit shall be minimum of 2,400 square feet, and that Article 10 of the UDC requires all single-family dwelling to have a minimum of two parking spaces in a garage, the existing dwelling unit is currently considered non-conforming. Through this PD process the applicant proposes to establish a revised minimum living square footage and parking standard within the PD for the existing home so that this home will comply to the newly created standards and therefore could be rebuilt should it be destroyed or damaged by more than 50% as detailed within Article 19: Non-Conforming Development of the UDC.

Mr. Hinderaker stated the proposed improvements to the property include the construction of two new homes (both are considered to be primary uses), one being a minimum of 2,400 square feet and the other being a minimum of 800 square feet. The larger home will have an attached two-car or larger garage. The smaller home will not have a garage, but will have a detached one-car or two-car carport. A one-car or two-car carport is also proposed to be constructed for the existing dwelling unit. The exact location of all the proposed structures has not been fully determined, but each structure will comply with the setback and other requirements of the final PD ordinance. Other proposed improvements include a pool, outbuildings, fencing, and other improvements that are typically found with single family development.

Mr. Hinderaker stated no internal streets are proposed, but rather the development will utilize the exiting driveway approach on Matthew Road as a shared access to the existing and future

dwelling units. While an individual access approach to each of the proposed lots is acceptable from a transportation perspective, due to topographical conditions of the property, separate driveways are not practical. An access easement will be required when the property is platted to ensure legal access is provided across the servient estate to the dominant estate. A city approved and recorded plat will be required prior to the issuance of building permits for construction of the proposed dwelling units.

Mr. Hinderaker stated the Development Review Committee recommends approval of the requested zone change subject to staff comments and the following conditions:

1. Development will occur in substantial conformance with the UDC provisions, except where specifically mentioned in the PD ordinance.
2. That, unless explicitly indicated in the PD ordinance, all development will be subject to the UDC requirements.
3. That, unless explicitly indicated in the PD ordinance, in the event that conflicts occur between the PD and the UDC, the more restrictive shall apply.

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

Don Sherman, 4309 Matthew Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Philipp moved to close the public hearing and recommend approval of case Z140902 per staff's recommendations. The action and vote being recorded as follows:

Motion: Philipp

Second: Gray

Ayes: Arredondo, Garrett, Gray, Johnson, Motley, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**