

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 5, 2012**

### **AGENDA PUBLIC HEARING ITEM: #11-Z121101/CP121101, Zoning Change/Concept Plan, Berkshire Park Phase 2 (City Council District 2).**

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Planned Development 299 (PD-299) District for Zero Lot Line (ZLL) uses to a Planned Development District for Single Family Detached Residential Use and a Concept Plan for 60 single family residential lots and one common area on 10 acres. The subject property is zoned Planned Development 299 (PD-299) District and is within the State Highway-161 Overlay District. The property is generally located on the north side of Arkansas Lane between Robinson Road and South Carrier Parkway. The owner is M R Development Corp. and the applicant is Bruce French.

Mrs. Elliott stated the Berkshire Park Addition, Preliminary Plat, was approved for 157 units for 21.42 acres on January 12, 2004. Berkshire Park, Phase 1 was filed with Dallas County on October 13, 2004. Most of the 78 units that were platted under Phase 1 have been built as either zero lot line units or single family detached units.

Mrs. Elliott stated Berkshire Park, Phase 2 was approved for 76 units and one common area on 10.135 acres on April 25, 2005. The final plat for Phase 2 was never filed with Dallas County and expired July 2008. The proposed zoning change and concept plan will reduce the number of lots to 60 single family units and one common area. This is a reduction in density from 7.5 dwelling units per acre to 5.9 dwelling units per acre.

Mrs. Elliott stated the proposed Planned Development ordinance is in substantial conformance with the design standards stipulated in Planned Development 299 (PD-299) District. The design and location of single family detached residential lots, and the common area shall substantially conform to the Concept Plan, which will be incorporated into the PD ordinance. The proposed PD ordinance, Section 4, "Design and Amenity Standards" include:

- Minimum ninety percent (90%) of all exterior wall surfaces shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size, full-width brick. One hundred percent (100%) of all exterior wall surfaces directly facing a collector or arterial thoroughfare shall be structurally designed for and constructed of masonry and/or stone.
- Repeat brick color shall not be used within four consecutive residential buildings.
- All exterior fireplace chimneys shall be one hundred percent (100%) incased with a masonry or stone product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.

- No use of the same brick color, duplicate building elevation and building profile, or color tone of roof shingle shall be used within four consecutive residential buildings on the same side of the street. No residential building may be built with similar aforementioned building elements as one located directly across the street.
- All units shall be provided with a front porch or veranda of a unified architectural design with a minimum depth of 5 feet.
- Flat roof design is prohibited. Minimum roof pitch to be 6:12 with a 3:12 roof pitch for front porches.
- Roof shingles are to be a 30-year warranty type with articulated ridge caps.
- Lot Landscaping

Each residence at the time of occupancy shall have the following minimum landscaping:

- a. 1-three-inch caliper tree planted in front of each residence.
  - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
  - c. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot.
  - d. Residential lots shall be fully sodded and irrigated in accordance with the requirements of the Unified Development Code.
- A six (6) foot high masonry or masonry concrete screening fence, with a mortar bond finish on both sides, shall be provided along Arkansas Lane, and shall turn the corner at Bois D'arc Lane. Articulated brick columns shall be spaced along the fence facing Arkansas Lane at approximate 50 ft. centers. Such screening fences and brick columns shall extend (or wrap) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) that extends into the subdivision from the arterial or collector street. The extended (or wrapping) portion of said screen fence shall not encroach into the required front yard setback of any residential lot.

Mrs. Elliott stated the zoning area will offer a variety of single family detached housing and lot types in a variety of sizes in conformance with density and dimensional standards prescribed in the proposed PD Ordinance, Section 3, "Density and Dimensional Requirements."

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a Planned Development/ Concept Plan for a single family detached residential subdivision in accordance with all Unified Development Code requirements.

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

Bruce French with French History Maker Homes, 9001 Airport Freeway, #400, N. Richland Hills, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked for the size of homes being proposed.

Mr. French replied the home would range from 1,800 sq. ft. to up to 3,300 sq. ft.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case Z121101/CP121101 for a single family detached residential subdivision as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**