

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MARCH 6, 2017

PUBLIC HEARING AGENDA Item #11 - Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a request to rezone 19.94 acres from Planned Development-77 (P-77) District to a Planned Development for single family detached uses. The subject property is addressed as 3600 S. Great Southwest Parkway, located on the southwest corner of S. Great Southwest Parkway and S. Forum Drive, and zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the applicant proposes to develop the property in accordance with Resolution 3924 and Single Family-6 District base zoning with the modifications. 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. 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. The applicant shall coordinate with the Forum Estates PID Board to obtain wall specifications. 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 with the condition that the proposed development comply with City standards for drainage and floodplain.

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

Thomas Meurer, Land Planner with BGE, Inc., 2595 Dallas Parkway, Frisco, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Moser asked where are the mailbox kiosk located and how many parking spaces would the mailboxes have.

Commissioner Lopez asked if the mailboxes would have some type of lighting.

Mr. Meurer stated they would be providing two parking spaces for the mailboxes and would be lite.

Commissioner Spare asked if they have met with the Forum HOA and PID.

Jaime Beard with BDE, Inc., 2595 N Dallas Parkway, Frisco, TX stated they would be glad to meet with the HOA and PID for this area.

Isla York, 3648 Village Creek Drive, Grand Prairie, TX, adjacent homeowner, asked if there would be a wall between their homes and the proposed development.

Mr. Beard stated they would be putting a 25 ft. landscape buffer.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170101/CP170101 as presented and recommended by staff, The action and vote being recorded as follows:

Motion: Moser
Second: Conner

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

Nays: None

Approved: 7-0

Motion: **carried.**