



## Legislation Text

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**File #:** 18-2661, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD, Planned Development for Single-Family Residential Uses on Approximately 0.61 Acres Located 211 W. Dallas Street ; Felix Wong (ZC#18-003)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on March 5, 2018, and voted 3-2 to recommend approval. (Wilshire and Mills voted nay as they wanted a garage instead of a carport and a concrete drive on the existing lot).

The applicant is seeking to rezone the property from SF-7.5/12 to PD to accommodate two additional single-family houses on the property. The applicant is requesting the following deviations from the base zoning of SF-7.5/18 for the new homes:

- Reduce the 65' minimum lot width to 45' (Section 4500.B).
- Reduce the minimum side yard setback of 5' & 10' to 5' for both sides of the property (Section 4500.B).

The existing house will remain on the property. The applicant is requesting the following deviations from the base zoning of SF-7.5/18 to prevent the existing house from becoming a non-conforming structure:

- Reduce the minimum 25' front yard setback to 20'. (Section 4500.B).
- Reduce the minimum 25' exterior side yard setback to 20'. (Section 4500.B)
- Reduce the minimum 110' lot depth to 90'. (Section 4500.B).
- Reduce the minimum floor area from 1800 sf to 1500 sf (Section 4500.B)
- Allow the existing gravel driveway to remain in place of the required concrete off-street parking. (7200.B.13).

The existing accessory buildings will be relocated and will remain on the lot with the existing house as shown on the development plan (Exhibit B).

The applicant has detailed architectural standards and landscaping standards (Exhibit C) that will be applicable to the 2 new homes, which will vary from each other in terms of color and architectural features. The 80% masonry regulations do not apply to this subdivision. The applicant is proposing to use wood or cementitious fiber materials to create a similar look to the surrounding houses and design elements like front porches that are intended to make the new homes compatible with the existing residential structures in Historic Mansfield.

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