



## Legislation Text

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**File #:** 18-2949, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.28 Acres Known as Lot 18, Block 5 of the Hillcrest Addition, Generally Located at 801 Stell Avenue; City of Mansfield (ZC#18-023)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on October 15, 2018, and voted 6-0 to approve with the condition that the minimum interior side yard setbacks be changed to 5' on one side and 10' on the other. The applicant has submitted a new plan that includes this change.

### **First Reading**

The subject property consists of 0.28 acres of vacant land located at the northwest corner of Stell Ave. and McKown Dr. The property was formerly occupied by a single-family residence. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

### **Development Plan**

The applicant plans to develop two single-family homes oriented towards McKown Dr. The applicant is proposing the following bulk area standards:

Min. Lot Area: 5,400 sq. ft. per lot  
Min. Floor Area: 1,800 sq. ft. per unit  
Max. Lot Coverage: 55%  
Min. Lot Width: 60'  
Min. Lot Depth: 90'  
Min. Front Yard: 25'  
Min. Rear Yard: 15'  
Min. Interior Side Yard: 5' & 10' (a)  
Min. Exterior Side Yard: 25'  
Max. Height: 35'

Note: The corner lot shall be at least 10' wider than the min. lot width

a.) Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

The applicant also notes that each residence will have at least two garage spaces and that the development will comply with the off-street parking standards noted in Section 7200 of the Zoning Ordinance. In addition, the development will comply with the residential landscaping requirements noted in Section 7300 of the Zoning Ordinance. Finally, the building materials specified in Section 4600.C.3 of the Zoning Ordinance shall be prohibited within this development (i.e. plastic or fiberglass panels, unfired or underfired masonry products, standing-seamed metal panels, aluminum-

coated metal cladding, untextured concrete, and reflective glass). The Development Plan is conceptual in nature and may need to be modified at the time of platting in order to address the City's platting and development regulations.

### Conceptual Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Two elevations have been provided, which indicate that either craftsman-style architecture or standard suburban-style architecture is possible here. Homes could include a mix of brick and/or siding and could be either one or two stories.

### Summary

While the proposed development will increase the current density of the site, it will make more productive use of the property and could increase neighborhood property values, and the proposed architectural standards will allow for a design that will blend in with the existing neighborhood.

### Second Reading

The City Council held a public hearing and first reading on November 12, 2018, and voted 7-0 to approve as presented. No changes have been made to the plans.

### Third Reading

The City Council held a public hearing and second reading on November 26, 2018 and voted 7-0 to approve.

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