Legislation Text

File #: 19-3328, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from 2F,Two-Family Residential District and SF-7.5/12, Single-Family Residential District to PD Planned Development District for Two-Family Residential Uses on Approximately 0.25 Acres Being a Portion of Block 26, Original Town of Mansfield, Located at 203 W. Kimball Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on October 7, 2019, and voted 7 - 0 to recommend approval as presented. No changes have been made to the plans.

The subject property consists of 0.25 acres located on the south side of Kimball Street, west of 1st Street and east of 2nd Street. The property is currently improved with a single-family home. The applicant is requesting to re-zone the property from 2F Two-Family Residential District and SF-7.5/12 Single-Family Residential District to PD Planned Development District for two-family residential uses.

Development Plan

The applicant plans to remove the existing single-family home and redevelop the property for two-family residential uses (a duplex). A duplex would ordinarily be permitted by the existing 2F zoning, but the applicant is making a PD application to allow deviations to some of the typical lot dimension and setback requirements. The two residences will be attached by a common wall and will be separately platted lots, with the lot line running along this common wall. The applicant plans the following minimum lot standards:

Minimum Lot Area: 3,750 sq. ft.
Minimum Floor Area: 2,000 sq. ft. per dwelling
Maximum Lot Coverage: 60%
Minimum Lot Width: 40’
Minimum Lot Depth: 105’
Minimum Front Setback: 20’ to garage; 10’ to covered porch
Minimum Rear Setback: 15’
Minimum Side Setback, Interior: 5’ & 10’
Maximum Height: 35’

The development will provide for two off-street parking spaces in each garage, plus two spaces in the driveway of each dwelling unit.

Architecture

The applicant has provided architectural standards that propose façade cladding of at least 70% wood or cementitious fiber materials. The minimum roof pitch will be a mix of 4:12 and 8:12 as indicated on the provided roof plan; roof shingles must be three-dimensional architectural shingles. To enhance and provide interest to the front elevations, it is specified that they shall include porches with a minimum depth of 7’, minimum area of 70 sq. ft., and 6” x 6” columns. In addition, since the garages will be front facing and situated side-by-side in the center of the structure, the doors will include windows, a metal shed roof, and brackets to provide further enhancement to the front elevation. In addition, the concrete driveways will include salt finishes. Furthermore, windows seen from the street are required to be wood, look like wood, or be wood with

vinyl or aluminum cladding. The applicant has provided elevations that depict two-story residences with stone bases and the required design elements.

Landscaping
The applicant's landscaping standards specify two new or existing trees per lot with a minimum caliper size of 3.5". At least one tree must be in the front yard of each dwelling. The development plan and tree survey specify the preservation of two existing hackberry and two existing bois d' arc trees in the rear of the properties, one pecan tree in one of the side yards, and one pine tree in one of the front yards. An existing crepe myrtle tree will be removed and a new crepe myrtle tree will be planted in the other front yard. In addition, the standards specify that at least 50% of the foundation facing the street shall be planted with shrubs and flower beds.

Summary
The proposed development will provide for the development of two attached residences (a duplex) in downtown Mansfield. Staff notes that the proposed development is compatible with the existing 2F zoning that comprises the vast majority of the property (which has been in place since at least the 1980s) and also with the surrounding neighborhood, which includes a mix of detached and attached residences, as well as some higher densities. The Official Land Use Plan also encourages higher densities as infill projects with appropriate buffers from existing single-family homes. In addition, the proposed design standards are compatible with the existing architecture in the area, which includes predominantly non-masonry construction and the use of Craftsman-style products and architecture. The applicant has endeavored to provide for adequate setbacks and buffers from surrounding properties and enhancements to the front building elevations, including a 1' offset of the garages, front covered porches, wood or wood-like window frames, garage door design enhancements, three-dimensional shingles, salt driveway finishes, and front foundation plantings. The development will also preserve six existing trees and replace another.

Second Reading
The City Council held a public hearing and first reading on October 28, 2019 and voted 4-0-2 (Mayor Cook and Mayor Pro Tem Short abstaining; Broseh absent) to approve as presented. One of the councilmembers asked that the hackberry and bois d'arc trees be replaced with something more attractive and long lasting. The applicant has not made any changes to their plans and wishes to proceed with the preservation of these existing trees

Third Reading
The City Council held a public hearing and second reading on November 11, 2019 and voted 5-0-2 (Mayor Cook and Mayor Pro Tem Short abstaining) to approve as presented. The applicant has updated the Development Plan to revise the lot dimensions to reflect the pending replat and the associated right-of-way dedication required along Kimball Street. The lot depth has been reduced by approximately 5' and the building pads have been shifted to the rear accordingly. To reflect this change, the minimum lot depth has also been reduced from 106' to 100'.

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