



Legislation Text

File #: 20-3402, **Version:** 3

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 0.528 Acres Known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

To consider the subject zoning change request.

The Planning & Zoning Commission held a public hearing on November 18, 2019, and voted 6-0 (Knight absent) to table consideration of the request until December 2, 2019 to allow the applicant time to address the outstanding staff comments, as well as to determine if the existing accessory structure encroaches the neighboring property or not. Two people spoke in support of the request and one person (the neighbor immediately to the west) expressed concern about the existing accessory structure potentially encroaching her property but did not oppose the request.

The applicant made the following changes to the plan:

- Corrected the orientation of the north arrow
- Revised the heading "Existing Accessory Building" to "Accessory Building"
- Reduced the size of the accessory building from 50'x38' to 30'x35' by removing the awning/carport. The square footage of the reduced building is 1,050 square feet.
- Revised the site plan to clearly show the location of the accessory building at the rear of Pad "B"
- Shifted the house on Pad "B" further to the rear so that it does not encroach the 25' front yard setback
- Removed the side and rear setback lines from the plan to reduce clutter and eliminate confusion with the regard to the location of the accessory structure. The required setbacks are listed in the Area and Height Regulations on Exhibit B.
- Labeled the ownership of the rear landlocked parcel that is to retain SF-7.5/12 zoning.
- Revised the distance of the street curb to be 14.5' as measured from the center line of the street to be consistent with the construction plans for Kimball Street
- Revised the sidewalk to be parallel to the street curb

The applicant also provided a survey and photographs that appeared to show that the existing accessory structure did not encroach on the neighboring property.

At the meeting on December 2, the Commission voted 5-0 (Knight and Weydeck absent) to approve.

First Reading

The subject property consists of 0.528 acres of land located on the south side of W. Kimball Street, just east of Dawson Street. The property is currently vacant, aside from an existing accessory structure. The property also previously included a single primary 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 on the property and retain the existing accessory structure in the rear of the property. The applicant proposes the following minimum lot standards:

Minimum Lot Area: 10,000 sq. ft.

Minimum Lot Width: 50'

Minimum Lot Depth: 110'

Minimum Front Setback: 25'

Minimum Rear Setback: 15'

Minimum Side Setback, Interior: 5'

Minimum Floor Area: 1,800 sq. ft.

Max. Height: 35'

Max. Lot Coverage: 45%

Minimum Off-Street Parking: 2 spaces per house

Minimum Parking: 2 spaces per garage per dwelling

The development proposes Craftsman-style architecture with façade cladding that is at least 70% wood or cementitious fiber. In addition, the architectural standards include a requirement for front porches; windows seen from the street to be wood, look like wood, or be covered with vinyl or aluminum cladding; a minimum 8:12 roof pitch; and three-dimensional architectural shingles. In addition, the garages doors will include small windows, woodgrain paint finish, or carriage-style enhancements. The two homes must also vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

The existing accessory structure located on the property will remain and the permitted uses will be personal storage or workshop. The accessory structure was constructed circa 2012-13 and was built right up to the rear and side property lines without the proper setbacks and with an area of 1,050 sq. ft. and a height of 17', which exceed the maximum allowances for an accessory structure on a lot of this size. The applicant has specified that Pad B will not be allowed any additional accessory structures (or accessory structure additions) and that the typical accessory structure regulations specified in the Zoning Ordinance will apply to Pad A. If the existing accessory structure is removed, the accessory structure regulations for Pad B will default to the typical Zoning Ordinance requirements.

The landscaping will include three trees per lot, with the plan showing two trees in the front yard and one tree in the rear. In addition, at least 50% of the foundation facing the streets shall include shrubs or flower beds.

Summary

The proposed development will provide for the development of two new homes on the outskirts of downtown Mansfield with development standards that largely meet or exceed the development standards for the surrounding zoning with the notable exception of lot width, however the lots are also considerably larger and deeper. The development will include Craftsman-style architectural standards that are compatible with downtown, as well as porches, garage door enhancements, foundation shrub beds, and other elements to make the homes visually appealing from the street. While the existing accessory structure is nonconforming as it relates to size, height, and setbacks, the applicant has agreed that no additional accessory structures will be allowed for the future lot on which it will be located and that all new accessory structures will be subject to the standard Zoning Ordinance requirements.

Second Reading

The City Council held a public hearing and first reading on January 13, 2020 and voted 6-0-1 (Mayor Pro Tem Short abstaining) to approve as presented. No changes have been made to the plans.

Third and Final Reading

The City Council held a public hearing and second reading on January 27, 2020, and voted 6-0-1 (Mayor Pro Tem Short abstaining) to approve as presented. No changes have been made to the plans.

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