

**Excerpt from Minutes
Planning & Zoning Commission
Meeting of May 7, 2015**

11. Hold A Public Hearing And Consider An Ordinance To Rezone To Establish A New Planned Development District For The (SF-7/14) Single-Family Residential District With Modified Development Standards Along The West Side Of A Section Of Denton Drive. Case No. 05-15Z2 Denton Drive Residential Infill PD/City Of Carrollton. Case Coordinator: Michael McCauley.

Barton advised that the case was a City initiated request to essentially create a new PD with the intent to encourage and incentivize redevelopment of the existing single family homes with new and larger homes. He noted the next case was basically the same but with regard to Crosby Road. He stated that existing homes would not be affected.

Ravi Shah, Director of Development Services, stated the intent of the PD was to encourage and support infill family residential development by adjusting certain regulations and development standards. He reviewed and referred to Neighborhood Empowerment Zones (NEZ). The general objectives of the NEZ were to target neighborhoods at the greatest risk of distress due to things such as physical conditions; value added affect on the surrounding neighborhoods; and sustaining property values in older neighborhoods. He also advised that the objective of the SF in-fill overlay was to create zoning standards to better accommodate in-fill development on vacant single family lots. He reviewed the adjusted development standards and reviewed the SF Rehabilitation Assistance Incentive program. He further reviewed specific standards that would be applied such as setbacks to allow for maximum building coverage.

With regard to granny flats, Nesbit asked about enforcement to ensure use only by primary residents. Shah stated that enforcement would be on a complaint basis noting that the City has no authority to knock on the door to ask if everyone was a blood relative. In response to Kiser, Shah explained that the cementious fiber board which was likened to wood siding in appearance would be horizontal and was proposed for sustainability reasons. He stressed that the 4x8 panels would be prohibited.

Chair McAninch opened the public hearing for Item 11 and invited speakers to address the Commission.

The following individuals did not wish to speak but recorded support:

Richard Fleming, 1506 Ross Avenue;

The following individuals did not wish to speak but recorded opposition:

Robert Brockus, 1606 Ross Avenue;

The following individuals did not wish to speak and did not state a position:

Norma Brockus, 1606 Ross Avenue; Mickey Lewis, 1007 W Russell Avenue;

Sandra Lewis, 1007 W Russell Avenue, stated she like the idea of new homes being built in the area of Denton Drive but was opposed to granny flats because of the possibility increase in vehicles.

Chair McAninch noted cards submitted by Rita Hamilton and Paul Mouer with no position registered but neither were in attendance.

Dick Calvert, 2228 Highpoint Drive, stated he fully supports the proposal and talked about the houses and lots he owns in the Denton Drive area. He felt it would help the neighborhood.

Jamie Smith-Bull, 1801 Denton Drive, didn't state a position but had questions with regard to property values and increased appraised values.

Shah stated he couldn't address property values and explained that the City was interested in providing a soft incentive to the homeowners to help rehabilitate aging homes and to help interested homeowners in rebuilding to a standard that provides for a larger home. He stressed that homeowners would not be required to build a larger home; only that it would be allowed.

Robin Smith-Bull, 1801 Denton Drive, stated it was a double edged sword because of the property value increase which leads to a larger tax bill. She questioned the continuity and character with bigger, newer modern homes together with older, smaller homes.

Nesbit asked if there was any thought given to more of an overlay standard for the two areas such as the Historic overlay that included specific design criteria to provide for continuity to the neighborhoods. Shah agreed and responded that the continuity of the neighborhood was the reason the brick and stone requirement was removed for the homes in the Denton Drive area but not in the Crosby Road area. He further noted that staff could further review other characteristics of the Craftsman style homes such as porches and roof pitches.

*** *Chadwick moved to continue the public hearing on an Ordinance To Rezone To Establish A New Planned Development District For The (SF-7/14) Single-Family Residential District With Modified Development Standards, Case No. 05-15Z2 Denton Drive Residential Infill PD to the June 4th meeting; second by Daniel-Nix and the motion was approved with a unanimous 8-0 vote.***

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of June 4, 2015**

Hold A Public Hearing And Consider An **Ordinance To Rezone To Establish A New Planned Development District For The (SF-7/14) Single-Family Residential District With Modified Development Standards** Along The West Side Of A Section Of Denton Drive. **Case No. 05-15Z2 Denton Drive Residential Infill PD**/City Of Carrollton. Case Coordinator: Michael McCauley.

McCauley presented the case stating this was a City initiated request that would encourage and support in-fill single family development and redevelopment along the corridor on the west side of Denton Drive by adjusting certain regulations and development standards. He noted the case was continued from the April meeting to June's meeting. He said that the corridor was also located in a Neighborhood Empowerment Zone which waives the fees for platting and building permit fees. He stressed this would not affect the base zoning with respect to its allowable uses. After listening to homeowners questions and concerns from last month's meeting, staff was making the following changes to the previously proposed plan. Lot coverage will be 65% as currently required, removing the proposed 75%. Staff recommends requiring a 70% brick or stone to the exterior, consisting of at least two materials, and allowing Cementitious fiber lap board siding as part of the 70%. The building height would remain at 36 feet and proposes a five foot side setback and a 10 foot rear setback. Staff also recommended a front porch with a pitched or gabled roof. The previously proposed granny flats have now been removed from the Ordinance Language and will continue to not be allowed. In addition, staff recommends new garages would require that the doors be a stained natural cedar or faux wood when visible from the street. He underscored that the proposal would not require current homeowners to make changes to their home, but if they chose to redevelop their home, the new development standards would allow for a larger home.

Chair McAninch opened the public hearing and invited speakers to address the commission. She advised that she received a card in favor of the request from Norma and Joyce Mitchell, 2012 Milam Circle for Items 7 and 8. There being no speakers, she closed the public hearing noting the Commission had heard from speakers during the previous month's meeting.

Nesbit expressed his appreciation to staff for listening to the comments made at the last meeting by citizens as well as the members of the Commission.

- * *Daniel-Nix moved approval of Case No. 05-15Z2 Denton Drive Residential Infill PD with changing the maximum lot coverage from 75% to 65% as well as the other changes made in the staff report noted by McCauley; second by Kraus and the motion was approved with a unanimous 8-0 vote (Kiser absent).*