

ARCHITECTURAL REVIEW BOARD AGENDA

September 14, 2021

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

The meeting will be held in-person at City Hall.

If you wish to join virtually, you can find the login on the City Calendar at www.missionhillsks.gov

#1 **David & Diane Zimmer***
5924 High Drive

Light fixtures on front wing walls
Project cont'd from Aug 31st meeting

#2 **Jerome & Tammy Torres**
3110 Tomahawk Road

Changes to previously approved project

#3 ~~**Samira Zaman & Talal Khan†**~~
5930 Oakwood Road

CONTINUE TO SEPTEMBER 28th

New Home & pool

*Variance required. † Substantial Construction

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

The Zimmers are returning to the ARB with changes to their previously approved addition project.

This project was continued at the August 3rd meeting so the precise location of the proposed light fixture could be provided, or an alternate design presented that does not require a variance. The project was continued at the August 17th and 31st meetings at the owner's request.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The original brick return wall on the south side of the home included a lantern light. The Zimmers are proposing to reinstall this type of fixture on the new wall. Additionally, they are proposing to add another light on the opposite wall for symmetry. The new fixtures will match the previous fixtures. The light fixtures will be placed on the far end of each of the walls.

Ordinance Compliance:

Mission Hills Code Section 5-120.C indicates that no structure except a driveway, small dish antenna, walkway, fence, wall, retaining wall, or gate shall be located closer than 10 feet from the side property line.

Mission Hills Code Section 5-132. B.4.d.i indicates that lights on walls that were previously permitted by the City may be replaced in the same location with a light of the same style and size. The light on the south wall existed on the previous wall and can be replaced in the same location on the wall if it is the same style and size. There was not a light on the previous wood fence on the north side of the home, so **that light will require a variance**. The distance from the light to the side property line has not been indicated so the exact variance amount is unknown.

Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

* A variance is required

#2 Jerome & Tammy Torres

3110 Tomahawk Road

The Torres family are returning to the ARB with changes to their previously approved project.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the May 25th ARB meeting the Torres family was approved for a whole house remodel with multiple additions. The Torres family are now proposing a new window well at the front of the house. The new well is approximately 32 feet wide and will project 4 feet from the house. Several new basement windows will be located in the well, including a new egress window.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Zaman/Khans are proposing a new 2-story home with a 4,623 sq. ft. footprint. The footprint consists of 3,267 sq. ft. of first floor living space, an 810 sq. ft. 3-car garage, and 546 sq. ft. of covered porches. The project includes a swimming pool and patio.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Lot Coverage Review:

Main floor living area:	3,267 sf
Main floor garage area:	810 sf
Covered porches:	546 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	4,623 sf

Summary of Project:

The house is a contemporary style sided in a combination of wood and stucco. The main mass of the house is 2 stories. The windows are all fixed or casement. The window arrangement is formal on the front, but less so on the sides. The roof is comprised of multiple flat planes that all have bronze copings.

The new first floor elevation is approximately even with the previous home. The first floor sits 15 feet higher than the home to the left and 3.5 feet lower than the home to the right. The main ridge is 11.5 feet higher than the home to the left and is roughly even with the home to the right. Due to the different styles of the adjacent homes, eave lines are significantly different.

An auto-court is located near the garages and is positioned to accommodate all three garages.

The A/C and pool equipment are not indicated on the plans. **Clarification is required.**

The pool is proposed at the rear of the main mass. It is connected to a new patio and the covered lanai. A 5-foot tall painted aluminum fence is proposed around the pool and patio.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Greenspace Review:

Lot area:	24,094 sf
House Footprint:	4,623 sf
Hardscape/Driveway:	2,756 sf
<u>Pool:</u>	<u>450 sf</u>
Remaining Greenspace:	16,265 sf 67.5%
<u>Optional Driveway:</u>	<u>1,530 sf</u>
Remaining Greenspace:	14,735 sf 61.2%

Design Guideline Review:

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 41 feet wide (29%) this is slightly less than the recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width but need not to be less than 25 feet. At 43 feet deep, (35%) the depth is slightly deeper than the recommendation. **Discussion is recommended.**

Subsection C suggests that side wings, located in the primary building area, should have a depth and height clearly less than the main mass. They should also be set behind the front plane of the main mass. Side wings located in the secondary building area should have a height up to 2-stories and 30 feet, but clearly less than the main mass. Side wings located in the conditional building area should have a height no taller than 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. Spacing between wings should be no less than the eave height of the taller wing. Rear wings located in the Conditional Building Area should have a height no taller than to 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 feet the driveway should be located off the side property line a distance no less than 8% of the lot width. The proposed driveway is closer than 8% (11 feet) near the garage, but is farther away at the curb line. Please note that this portion of the driveway is existing.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. This recommendation has been met.

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. This recommendation has been met.

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. This recommendation has been met.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has not met. The proposed garage is set in a side wing at the front of the house.

Discussion is recommended.

Section 2.7.2.B on page 102 recommends drives be no more than 12 feet wide at the front property line. This recommendation has been met at the new curb cut. The existing curb cut is being maintained at 16.2 feet.

Section 2.7.3.A on page 106 recommends that LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. **This recommendation has not been met with the optional circle driveway.**

City Arborist Recommendation:

Plant two large canopy trees in the rear yard and plant another large tree in the front yard towards the north side. There are two nice pin oaks planted as street trees that will require protective fencing out to their driplines. There's a Norway spruce (Southeast portion of the property) and a large hackberry (northeast corner of the house) that will also require protective fencing to the dripline. This fencing will need to stay in place for the entire duration of the project and no materials, dumping, trenching or traffic will be permitted in these areas.

PRP Recommendation:

[Insert PRP recommendation]

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	24,094 sf
Lot Width:	141'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	29.8'
Minimum Side Yard (Left):	10'	20.7'
Minimum Side Yard (Right):	10'	29.2'
Minimum Combined Side Yards:	30% = 42.3'	49.9'
Minimum Rear Yard: (At closest point)	20% = 32.0'	32.0'
Patio Minimum Side Yard:	20'	26'
Patio Minimum Rear Yard:	20'	21'
Maximum Lot Coverage:	5,879 sf	4,623 sf
Minimum Greenspace:	65% = 15,661 sf	14,735 sf = 61.2%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	Yes

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5930 Oakwood Rd	24,094	2,797	5,879	47.58%
5924 Oakwood Rd	28,486	3,630	6,604	54.97%
5910 Oakwood Rd	31,191	4,680	7,034	66.54%
5923 Overhill Rd	35,122	3,732	7,639	48.86%
5933 Overhill Rd	31,700	3,992	7,113	56.12%
			Average	54.81%
			50% Increase	82.22%
5930 Oakwood	24,094	Proposed: 4,623	5,879	81.03%
Recommended Lot Coverage as reduced by 150% Rule:			4,833	98.57%