

ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: (CC) Corporate Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Plano	Residential Townhomes
SOUTH	(CC) Corporate Commercial District	Undeveloped
EAST	PD-171 and PD-156 for the (SF-10/18) Single-Family Residential District	Single-Family Residential Detached (Warmington Meadows and Gates of Prestonwood)
WEST	Town of Hebron	Burlington Northern Santa Fe R/R

REQUEST: Request to rezone and establish a PD to allow 50-foot, 60-foot, and 70-foot wide single-family detached lots with special development regulations.

PROPOSED USE: Single-Family Residential Detached

ACRES/LOTS: 28.5 acres/1 lot

LOCATION: Near the northwest corner of Plano Parkway and Warmington Drive

HISTORY: The properties have been zoned Corporate Commercial since 1993. The property has not been platted.

COMPREHENSIVE PLAN: Residential Single-Family Detached

TRANSPORTATION PLAN: Plano Parkway is designated a (A6D) 6-Lane Divided Arterial. Warmington Drive and Charles Street are designated as Local roadways.

OWNER: Lewisville ISD

REPRESENTED BY: Arcadia Realty

STAFF ANALYSIS

PROPOSAL

This is a request to rezone 28.5 acres from (CC) Corporate Commercial to a Planned Development District (PD) to allow 50-foot, 60-foot, and 70-foot wide single-family detached lots with development standards.

BACKGROUND

On February 4, 2020 Planning and Zoning Commission approved the zoning request with staff recommended stipulations. Staff had recommended denying the rezoning but provided a listing of stipulations in-case the commission decided to approve the request. The stipulations are provided on the Result Sheet. Staff also presented a recommended layout of the conceptual site plan and landscape and buffering plan (See Applicant's Exhibits – Staff & P&Z Recommendation).

The concept plans provided to city staff and presented to the commission consisted of 99 single family lots. 35 were 50 x 120 feet, 44 were 60 x 120 feet, and 20 were 70 x 120 feet (See P&Z Concept Plans Proposed on 02/06/2020). The 50-foot wide single family lots provided 35 percent of the total number of tracts. Additionally, the plans proposed board-on-board wood fencing along Charles Street with evergreen shrubs and trees instead of a masonry wall matching Warmington Meadows.

City staff and the Planning and Zoning Commission supported single family detached, but with more lot sizes of 9,500 to 10,750 square feet, which were consistent with lot sizes in the adjoining Warmington Meadows and Gates at Prestonwood subdivisions. Staff and the Commission did not object to 50 and 60 foot wide lots, as long as the 50-foot wide lots were adjacent and in close proximity to the Burlington Northern Santa Fe Railroad tracks and 60-foot wide lots were in the interior of the property. The preference was to allow 70 and 80-foot wide lots in close proximity to Warmington Drive and the Warmington Meadows subdivision.

The applicant has provided revised concept plans with 96 single family lots in response to the Planning and Zoning Commission's action. The new plans reduced the number of 50-foot wide lots from 35 parcels to 22 tracts. The number of 60-foot wide single family lots increased from 44 lots to 50. The total 70-foot wide lots increased from 20 lots to 24. There are no 80-foot wide lots proposed. The applicant agreed to provide a masonry wall matching Warmington Meadows along the east side of Charles Street, in lieu of the board-on-board fence.

Staff supports the revised plans and recommends approving the zoning request with the stipulations contained in the result sheet and in the proposed ordinance.

CURRENT ZONING ORDINANCE REQUIREMENTS

1. The property is zoned (CC) Corporate Commercial District.
2. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
3. Single-family detached residential is not allowed in the (CC) Corporate Commercial District.

ELEMENTS TO CONSIDER

1. SURROUNDING ZONING AND ADJACENT PROPERTIES

The applicant is proposing 50, 60, and 70-foot wide single-family lots. Staff preferred lot widths ranging from 60 to 80 feet wide and lot sizes 6,600 square feet or greater, consistent with the adjacent subdivisions of Warmington Meadows and Gates at Prestonwood. Therefore, a higher proportion of 60's and 70's should be provided with lesser 50-foot wide lots.

There are numerous subdivisions recently approved containing single-family lots of 45 to 50 feet wide along the north side of Plano Parkway, but located west of the Burlington Northern Santa Fe Railroad. Single family detached zoning approved, east of the Burlington Northern Santa Fe Railroad have been larger lot subdivisions.

There are two single-family subdivisions adjacent and west of the subject property, Warmington Meadows and Gates of Prestonwood. Warmington Meadows is zoned PD-171 with a base zoning of (SF-10/18) Single-Family Residential District allowing a minimum 9,500 square feet of lot area and average lot area of 10,750 square feet. The minimum floor area of homes is 2,200 square feet, with a building coverage of 55 percent. The recorded plat containing the lot dimensions is provided as an exhibit (See Approved Warmington Meadows Subdivision & Garage Configurations).

Warmington Meadows requires a minimum lot width and depth of 80 feet by 120 feet. Lots located along cul-de-sacs, street eyebrows or elbows have a minimum lot width and depth of 60 feet by 100 feet. Front setbacks are 20 feet. However, garages are limited from facing directly to streets. Instead garages are setback furthest from facing streets ranging from 45 feet to 60 feet (See Approved Warmington Meadows Subdivision & Garage Configurations).

The second adjoining subdivision to the property is Gates of Prestonwood. Gates of Prestonwood is zoned PD-156 with a base zoning matching Warmington Meadows (SF-10/18). The minimum lot dimensions match the base zoning, 80 feet by 120 feet, with a minimum lot area of 10,000 square feet. The minimum floor area of homes is 2,500 square feet, with a building coverage of 55 percent. The recorded plat for Gates of Prestonwood is provided as an exhibit depicting lot dimensions in the subdivision (See Approved Gates of Prestonwood Plat & Garage Configuration).

Gates of Prestonwood allow minimum front setbacks of 20 feet, but with garages setback from 45 feet to 60 feet from streets. The PD provides requirements limiting garage door visibility from street frontage (See Approved Gates of Prestonwood Plat & Garage Configuration).

The single-family subdivision, Creekside Addition, located approximately 2,200 feet to the south along Charles Street have lot size minimums of 10,000 square feet and lot dimensions of 80 x 120 feet. The PD for Creekside requires minimum floor area of 2,500 square feet for each home.

Hebron High School is located across the street along the south side of Plano Parkway. The Burlington Northern Santa Fe Railroad is along the west property line. Townhouses are adjacent to the property and to the north, in the City of Plano.

2. SUBJECT PROPERTY

The Lewisville Independent School District has the subject property for sale. The approximately 28.5-acre property is one of the largest and last undeveloped parcels remaining in north Carrollton. The property was originally proposed to contain two schools.

3. APPLICANT'S PROPOSAL

The applicant was made aware of staff's concerns and recommendations before and during the zoning review process. The developer has indicated they have reached out to Warmington Meadows and Gates of Prestonwood residents for feedback. Staff has received numerous public comments both for and against the request.

The applicant has since revised their concept plans and have provided exhibits staff can now support. The number of 50-foot wide lots have been reduced and are located in the interior closest to the railroad tracks. The number of 70-foot wide lots have been increased, with the 60-foot wide lots making up the balance of the proposed development. The applicant has agreed to the stipulations contained in the Result Sheet and proposed ordinance. The major development standards proposed are provided below with staff's comments *italicized*.

Development Standards:

- An amenity structure shall be provided in the open space area along the north side of Warmington Drive and as provided on the Conceptual Site Plan.

The developer shall provide an amenity building or structure in the large open space between Warmington Drive and the south-facing single-family homes.

- An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.

The entry ribbon requirement has been standard for the newest single-family developments.

- Carports are prohibited.
- Garage conversions shall be prohibited.

The front-loaded driveways will prohibit carports and garage conversions. These requirements have been adopted with newer zoning cases for single family homes.

- J- swing, side-entry, or the combination of J-swing with a front-facing garage shall be provided for 60-foot wide or larger lots on at least 21 home sites.

The requirement ensures J-swing, side-entry, or combination of J-swing with front facing garages are provided for a minimum number of single-family lots.

- Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.

All driveways will be decorative since access to garages will be front or side entry.

- Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the Conceptual Site Plan.

This requirement provides the applicant flexibility without reducing the number of 70-foot wide lots nor shifting or increasing the number of 50-foot wide lots. Keep in mind engineering and final lot layout are not determined until a plat is submitted.

- Local residential streets shall be consistent with the Typical Street Section Exhibit.

The street profile provides the design of the streetscape including street trees, sidewalks, and roadway for the residential streets.

- Landscape Screening

- Street trees shall be placed between the sidewalk and back of curb, with at least one tree for each residential lot. Additional street trees shall be provided at a rate of 3 canopy trees per 100 linear feet along open space lots
- A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
- A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
- Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings shall be provided along Warmington Drive.
- Landscape and screening shall be consistent with Conceptual Landscape Plans.

The Conceptual Landscape Plans provide vegetative or wall/fence features along the railroad tracks and Warmington Drive and Charles Street.

There are no landscape requirements for street trees or buffering without a screening wall in residential zoning districts. The proposed PD provides landscape screening ensuring trees and shrubs are provided both along residential roads and the peripheral streets of Warmington Drive and Charles Street. The required number of trees exceed the minimum two canopy trees per 100 linear feet along streets, as is required in non-residential zoning districts.

A 6-foot tall masonry fence shall be provided along Charles Street, matching Warmington Meadows. An 8-foot tall board-on-board screening fence with metal posts will screen homes backing to the Burlington Northern Santa Fe Railroad. Ornamental fencing is proposed along the south property line adjacent to the drainage swale and LISD parking lot. Six-foot tall board on-board wood fencing or tubular steel will be provided along the north property line adjacent to the utility right of way.

- **Single-Family Lot Type Requirements**

- 50-foot wide lots shall have a minimum lot area of 5,500 square feet, and home floor area of 2,000 square feet.
- 60-foot wide lots shall have a minimum lot area of 6,600 square feet, and home floor area of 2,300 square feet.
- 70-foot wide lots shall have a minimum lot area of 7,700 square feet, and home floor area of 2,300 square feet.
- All home front setbacks shall be 15 feet, except for garage doors facing streets, which must remain at least 20 feet from the right of way. 60-foot wide lots or wider may have J-swing garages setback a minimum 15 feet if the garage door does not face a street. *No homes shall be closer than 15 feet from the front property line. Garages with J-drives with garage doors not facing streets may also be 15-feet from a street. However, garage doors facing any streets shall be a minimum 20 feet from right of way.*
- Side yard setbacks shall be 5 feet midblock. Minimum side yard setbacks for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
- Garage doors facing a side street shall be setback a minimum 20 feet. *Side setbacks are measured from midblock property lines or side streets. In no instance shall homes locate closer than 5 feet from a side property line of another tract. The standard side street setback shall be a minimum 10 feet, but can be reduced for bay windows, sunrooms or homes with similar architectural features by 5 feet. No portion of buildings shall be less than 5-feet from a side street. Garage doors shall maintain a minimum 20-foot setback from side streets.*
- All rear yards shall be setback 10 feet.
- All lots shall have a minimum depth of 110 feet.

CONCLUSION

The subject property is the largest remaining tract available for potential single-family detached development in North Carrollton. The adjacent neighborhoods of Warmington Meadows and Gates of Prestonwood contain 80-foot wide lots providing a precedence for the area east of the Burlington Northern Santa Fe Railroad. The smaller 45 and 50-foot wide lots are plentiful and available to the west of the railroad tracks. Staff believes, therefore, that the property should be developed at a lesser density matching the character with similar lot dimensions of the adjoining Warmington Meadows and Gates of Prestonwood neighborhoods. The lots should contain mostly 70-foot or wider lots closest to Warmington Drive and Charles Street. The interior area of the property should be predominantly 60-foot wide, with 50's limited to along the Burlington-Northern Santa Fe Railroad. Staff believes the revised single-family concept plan and (PD) zoning regulations are consistent with staff's recommendation and is appropriate.