

ZONING

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-215 for the (SF-7/14) Single-Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-PH) and (SF-7/14) Single-Family Residential District	Detached Single-Family Residential Homes
SOUTH	PD-043 for the (SF-8.4/16) Single-Family Residential District & PD-150 for the (LR-1) Local Retail District	Detached Single-Family Residential Homes & Office
EAST	PD-091 for the (LC) Light Commercial and (C/W) Commercial Warehouse Districts	Commercial
WEST	(SF-PH) and (SF-7/14) Single-Family Residential District	Detached Single-Family Residential Homes
REQUEST:	Amend a Planned Development to allow a reduction in the side setback from 25 feet to 0 feet	
PROPOSED USE:	Place of Worship and Private School	
ACRES/LOTS:	32.9018-acres/1lot	
LOCATION:	2205 East Hebron Parkway	
HISTORY:	Two buildings were built on this property in 2005; one building being a place of worship and the other being a school.	
	PD-215, originally established by Ordinance 3922 in September of 2019, repealed an SUP for a Private School. The Private School is now permitted in accordance with the existing PD-215.	
COMPREHENSIVE PLAN:	Residential – Single Family Detached	
TRANSPORTATION PLAN:	East Hebron Parkway is classified as a (AD6) Arterial 6-lane divided roadway.	
OWNER:	Don McCracken/First Methodist Carrollton	
REPRESENTED BY:	Herschel Bowens and Nickelle Meade/Husch Blackwell LLP	

STAFF ANALYSIS

PROPOSAL

The applicant's request is to repeal and replace PD-215 to modify conceptual plans and to revise development standards to allow a zero-foot side yard setback between the two properties, reducing the eastern setback on the western property and the western setback on the eastern property.

The request does not modify the location of buildings nor propose any physical modifications to parking and access.

ZONING

The property is zoned PD-215 for the (SF-7/14) Single Family Residential District.

Minimum side yard setbacks are 6 feet for one story buildings or 8 feet for two story buildings.

ELEMENTS TO CONSIDER

1. SUP 272 was approved in 2001 permitting a private school, with the existing church on a single lot. In 2019, PD 215 repealed and replaced SUP 272 and permitted 779 students.
2. A Traffic Impact Analysis (TIA) was approved by the Transportation Department when the school was initially permitted. The number of students permitted will remain unchanged.
3. No expansion or changes to the existing buildings or structures are proposed with this rezoning request.
4. The landowner intends to subdivide the property and sell a portion of the lot. The two existing buildings on the site are currently connected by two breezeways. The proposed subdivision line will run between these buildings, necessitating the elimination of the side-yard setback at the shared property line and resulting in a zero-foot side yard setback.
Traffic circulation, parking, and access will remain shared between the properties, Tracts 1 and 2, consistent with the TIA and as provided on Exhibits B, E, and F.
5. Should the zoning request be approved, a corresponding replat must be approved and recorded before the property owner can subdivide and sell a portion of the lot. In accordance with the building code, a fire wall located at the proposed property line and with the breezeways will be required prior to plat recordation.
 - a. The Building Inspection and Fire Departments have reviewed the zoning case and have indicated no objections to the request.

CONCLUSION:

Staff believes the request is reasonable and it should not have any adverse impact to the surrounding uses.