

**Excerpt from Approved Minutes
Planning & Zoning Commission
Meeting of February 4, 2016**

(Item discussed concurrently with the companion zoning case)

Public Hearing To Consider And Act On A Resolution For An **Amendment To The Comprehensive Plan** And The Future Land Use Map To Change An Approximately 15.5-Acre Site Located at The Southeast Corner of Parker Road and Dozier Road from Medium-Intensity Office and Mixed Uses To Low Intensity Residential Uses. **Case No. 02-16MD1 Parker at Dozier (Comp Plan)**/Taylor Duncan Interests. Case Coordinator: Christopher Barton.

Public Hearing To Consider and Act On An Ordinance To Amend The Zoning On An Approximately 15.5-Acre Tract Located At The Southeast Corner Of Parker Road And Dozier Road To **Repeal Planned Development District 170** In Its Entirety And To **Amend Planned Development District 179** To Encompass The Area Of Planned Development District 170 And To Allow For Single Family Development With Modified Development Standards, Amending The Official Zoning Map Accordingly. **Case No. 02-16Z1 Parker at Dozier (Zoning)**. Case Coordinator: Christopher Barton.

Vice Chair Averett advised that Items 6 & 7 would be heard simultaneously but would have separate action taken.

Barton presented the requests and history of the two sites. He explained the current proposal is to change the zoning and the Comprehensive Land Use Plan from Office uses and Mixed uses to a conventional Single Family subdivision. Staff felt the request and proposal was acceptable and reasonable. He stated his understanding that the applicant may request a continuance to the March meeting to allow them more time to further develop their concept. Staff had no objection to the continuance.

Steven Davis, 12400 Coit Road, Dallas, representing Taylor Duncan, stated their request for a continuance to allow them time to finalize details with the builder. He made a brief presentation. The proposal requests a minimum lot width of 45 feet providing for an approximate 4,500 square foot lot with front entry homes; 11 foot front building setback, garage set back 20 feet; a 41 foot right-of-way with the standard 31 foot back to back street. The proposal included a masonry screening wall with intermittent wrought iron on Parker Road and at the main entrance along with live screening. There would also be a solid masonry screening fence on Dozier Road with trees and landscaping. The proposal also includes a small passive park in the northeast corner that would be a little less than an acre in size. He addressed the possibility of a detention area stating that if it were necessary, they would dress it up with trees and a wrought iron fence. Lastly he stated they were asking for rollover curbs.

Vice Chair Averett opened the public hearing and invited speakers to address the Commission.

Tom Sifferman, 5036 Dickens Lane, voiced a concern about the variations requested; concern that the west side of the property would not be developed because it is currently in Hebron; lack

of screening along the railroad tracks; and concern about the number of homes in a small area. He also stated he thought the applicant should be required to set up an escrow account for future development of Dozier Road when it is eventually annexed into Carrollton. Overall he felt it was a good deal.

- * *Sundaran moved to keep the public hearing open and continue Case No. 02-16MD1 Parker at Dozier (Comp Plan) to the March 3, 2016 meeting; second by Daniel-Nix and the motion was approved with a unanimous 6-0 vote (McAninch, Nesbit and Romo absent).*
- * *Chadwick moved to keep the public hearing open and continue Case No. 02-16Z1 Parker at Dozier (Zoning) to the March 3, 2016 meeting; second by Kiser and the motion was approved with a unanimous 6-0 vote (McAninch, Nesbit and Romo absent).*

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of March 3, 2016**

(Item discussed concurrently with the companion zoning case)

Public Hearing To Consider And Act On A Resolution For An Amendment To The Comprehensive Plan And The Future Land Use Map To Change An Approximately 15.5-Acre Site Located at The Southeast Corner of Parker Road and Dozier Road from Medium-Intensity Office and Mixed Uses To Single Family Detached Residential Uses. Case No. 02-16MD1 Parker At Dozier (Comp Plan)/Taylor Duncan Interests. Case Coordinator: Christopher Barton.

Public Hearing To Consider and Act On An Ordinance To Amend The Zoning On An Approximately 15.5-Acre Tract Located At The Southeast Corner Of Parker Road And Dozier Road To Repeal Planned Development District 170 In Its Entirety And To Amend Planned Development District 179 To Encompass The Area Of Planned Development District 170 And To Allow For Single Family Development With Modified Development Standards, Amending The Official Zoning Map Accordingly. Case No. 02-16Z1 Villas at Parker (Zoning). Case Coordinator: Christopher Barton

Chair McAninch noted that Item 5 and 6 were companion items that would be heard simultaneously but would be acted on with separate motions.

Barton advised that the Comprehensive Plan had to be changed in order to allow the zoning to be amended. He stated that Item 5 changes the existing Comprehensive Plan to single family detached dwellings. Staff recommended in favor of the request. Item 6 would change the zoning of the two existing planned development districts to a single family detached patio home product with variations to some development standards. In exchange for the variations, the applicant offered more landscaping and was offering to pay a parkland dedication fee in lieu of dedicating park land above and beyond what the ordinance requires. The homes would be front entry with no alleys. The applicant requested a reduction in the right-of-way width and offered to offset that by placing utility easements on either side of the right-of-way width. He noted that the requested right-of-way width of 31 feet had only been approved once in Carrollton; in December 2015 for a single family development in northwest Carrollton. He stated the applicant offered to offset that with a commitment to place utility easements on either side of the right-of-way. He noted that the case was before the Commission at the February meeting but had been continued to this meeting at the applicant's request.

Larry Taylor, 400 Los Lomos, Heath, Texas partner with Taylor Duncan Inc., gave a history of the company and turned the presentation to those in the audience that could answer additional questions.

Steven Davis, Taylor Duncan, 12400 Coit Road, Ste. 850, Dallas, showed a PowerPoint presentation with photos of current and past projects in the Metroplex. He noted that the site was about 15.5 acres and felt the requested zoning change was very appropriate for the area and felt that single family was the highest and best use. There would be approximately 101 lots with the typical lot being about 45 feet wide and 92 feet deep; 4,100 square foot minimums; front entry with an enhanced and upgraded garage door to make sure the street scene was appropriate. He stated they would require the builder

to put a street tree at least on every other lot to increase the street scene. There would be enhanced landscaping along Parker Road to the north; an entry feature; have a masonry fence with intermittent wrought iron as well as a living screen, ornamental and canopy trees, with a mixture of native grasses, shrubs and rocks with a sidewalk going through it. He stated that Dozier Road would also have a six foot fence and they would dedicate an additional 15 foot landscape buffer along Dozier. He noted that the road to the south was Culpepper and part of it was not in the City of Carrollton; however they plan to annex it into the City and rebuild it to City standards. He referred to the area on the northeast corner that would be the amenity center area and would be more of a passive park with benches, picnic tables, trails where people could gather or take their pets. He noted there would be a small detention area that would be fenced with wrought-iron and probably would be a small dog park area. He noted that a railroad track was along the east boundary and they would install a board on board eight foot cedar fence located in an easement and maintained by the HOA. He referred to the typical conceptual front entry homes noting they wanted to require 90% masonry on the front façade with 100% on the back along Parker and Dozier Road. He also provided photos of homes built in other projects.

Romo noted that the water and sewer lines would be under the roadway and voiced concern that repairs to those utilities could accelerate the decline of the roadway. He asked for the reason wondering if it was to allow the applicant to get more lots. Mr. Davis stated more lots was part of the reason reminding the Commission that this was an infill site noting that typically with infill sites, the land costs was extremely expensive. The developer is trying to get the most economic impact which means getting the most number of lots as possible. He stated most of the cities he is working with today have their utilities under the street but they would be willing to work with staff to try to get either the water or sewer in the easement rather than under the roadway. He also felt that as a new development, it would be many years before this would be an issue. Romo responded that the situation may be fine for now but was concerned about what the situation would be in 15 years when the city would be responsible for the repairs. Romo also asked about the location of the water meters and sanitary sewer clean-outs. Since the street and sidewalk combined will be 41 feet, he asked if these would be placed in the sidewalks. Mr. Davis stated those would be located in a six to eight foot dedicated easement outside the sidewalk along with the franchise utilities.

Kraus agreed with the concerns voiced by Romo and felt that if the applicant could get the water line out from under the roadway, it would be favorable. Mr. Davis reiterated that they would be happy to work with staff to see if that could be accommodated.

Chair McAninch noted that the public hearing was still open and invited speakers to address the Commission.

Tom Sifferman, 5036 Dickens Lane, stated he was happy with the overall project and the amount of the fee in lieu of park land offered by the applicant. He felt a better sound barrier was needed along Parker Road and along the railroad. He also stated his preference for real wood garage doors and sidewalks on all sides.

Chair McAninch offered rebuttal or closing comments to the applicant and the applicant declined. There being no other speakers, Chair McAninch closed the public hearing.

- * *Averett moved approval of Case No. 02-16MD1 Parker at Dozier (Comp Plan); second by Kraus and the motion was approved with a 7-1 vote (Chadwick opposed, Nesbit absent).*
- * *Kiser moved approval of Case No. 02-16Z1 Villas at Parker (Zoning) as presented; second by Daniel-Nix and the motion was approved with a 5-3 vote (Averett, Romo and Chadwick opposed, Nesbit absent).*