

Future Land Use Amendment

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

Land Use: Request to change the Future Land Use Map from Medium Intensity Office to Single-Family Detached

SURROUNDING ZONING

SURROUNDING LAND USES

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| NORTH | Town of Hebron | Undeveloped and Mini-Warehouse |
| SOUTH | PD-175 for the (MF-18) Multi-Family and PD-175 for the (O-2) Office District | Apartments and Retirement Home |
| EAST | PD-193 for the (CC) Corporate Commercial District | Warehouse/Office |
| WEST | Town of Hebron/PD-193 for the (CC) Corporate Commercial | Warehouse/Storage and Warehouse/Office |

REQUEST: Request to amend the Future Land Use Map from Medium Intensity Office to Single-Family Detached

PROPOSED USE: Single-Family Detached

ACRES/LOTS: 15.7 acres/1 lot

LOCATION: North side of Plano Parkway at the intersections of Mustang Parkway and Maverick Way

HISTORY: The property has been zoned (CC) Corporate Commercial since November 1993. The property has never been platted.

The designated future land use is Medium Intensity Office.

COMPREHENSIVE PLAN: Medium Intensity Office

TRANSPORTATION PLAN: Plano Parkway is designated as an (A6D) Six-Lane Divided Arterial.

OWNER: GBH Land and Billingsley Pin Oak Partners LTD.

REPRESENTED BY: JBI Partners

STAFF ANALYSIS

PROPOSAL/REQUEST

- The applicant is requesting a change in the land use designation for a tract of land containing approximately 15.7-acres from Medium Intensity Office uses to Single-Family Detached use.
- The applicant plans to develop a single family subdivision
- A companion zoning change request is on this agenda (09-16Z1 Hamilton Park - Zoning). The zoning request would create a new planned development district (PD) based on the (SF-PH) Single Family Residential District with modified development standards

SITE ELEMENTS

- The subject property is capable of being served by Carrollton's water and sewer system
- Access into the site would be from Plano Parkway
- Mustang Park is located south of the subject property and contains single-family detached

COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan describes the Single Family Detached Residential category as follows:

Single-Family Residential (0-6 Dwelling Units Per Net Acre). This category represents conventional single-family detached development, where basic neighborhood units would be created through the inclusion of schools, churches, and public parks. When land within developed areas is dedicated to rights-of-way, easements, parks, etc., the typical development density is between three and five dwelling units per acre. Appropriate zoning districts may include Single-Family (SF-12/20) through (SF-6.5/12) Single-Family Patio Home (SF-PH), and Planned Development (PD) with one or more of these uses.

(Note: The (SF-5/12) Single Family Residential District is essentially equivalent to the (SF-PH) Patio Home District in the Comprehensive Zoning Ordinance.)

URBAN FORM

LU-8 Encourage mixed-uses and urban housing within a five-to-ten-minute walk from the downtown area.

This site is not near downtown Carrollton. Accordingly, high-density, mixed uses are probably not appropriate at this location.

LU-9 As conditions change and alternative land uses are considered, stable single-family neighborhoods should be preserved.

Existing single family developments are to the north (Austin Waters), northeast (Villas at Parker), and south along Plano Parkway (Mustang Park).

LU-10 Infill development that is compatible and complementary with the character of the surrounding neighborhood or area should be encouraged.

While not technically “infill,” the subject site is in an area of transition from very low density, semi-rural mixed uses to a more conventional suburban development pattern. Development as proposed would be in accordance with longer term changes happening in the immediate area.

LU-14 "Urban" residential development should be concentrated in areas with transit, retail and employment opportunities within easy walking distance.

This site is not near any transit stations. Accordingly, “urban” residential uses are probably not appropriate at this location.

INFILL RESIDENTIAL AND COMMERCIAL

LU-29 Ensure that existing neighborhoods are well maintained by:

- a. Utilizing code enforcement in combination with community groups to ensure that properties do not negatively affect surrounding areas
- b. Maintaining landscaping and buffering requirements between residential and incompatible land uses, as set out in the Zoning Ordinance
- c. Maintaining infrastructure (such as roads, drainage, parks, and sidewalks) in older areas in good condition to encourage a similar level of maintenance of private properties

The zoning regulations proposed and subdivision design and engineering will ensure minimal impacts.

LU-30 Ensure that infill land uses are compatible with the area by either being similar to surrounding uses, or by being supportive to the neighborhood.

The proposed single family detached would be compatible with the surrounding land uses and anticipated residential to be developed nearby.

URBAN CENTERS

UD-8 Development standards should be established for "urban center" areas that reflect an urban "walkable" style of development.

and

UD-10 Work with property owners to ensure that pedestrian-oriented, mixed-use development occurs within approximately one-half mile of transit stations. This may include:

- a. Retail uses at ground level along pedestrian corridors
- b. Establishing incentives and programs for this style of development
- c. Purchasing key parcels of land on an opportunity basis

This site is not near a transit station. Accordingly, high-density, mixed uses are probably not appropriate at this location.

CONCLUSION

The proposed change in the land use designation appears appropriate.