

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-175 for the (SF-PH) Single-Family Patio Home District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(CC) Corporate Commercial District	Undeveloped
SOUTH	PD-175 for the (SF-PH) Single-Family Patio-Home Residential District	Single-Family Residential Subdivision (Saddle Ridge)
EAST	Town of Hebron	Self-Storage/Mini-Warehouse
WEST	PD-151 for the (CC) Corporate Commercial District	Undeveloped Across Plano Parkway

REQUEST: Approval of amendments to PD-175 for the (SF-PH) Single-Family Patio Home Residential District to modify front setback requirements in Essex Park

PROPOSED USE: Single-Family residential subdivision

ACRES/LOTS: Approximately 15 acres/84 single-family patio home lots

LOCATION: Southeast corner of Parker Road (FM 544) and Plano Parkway

HISTORY: On July 10, 2018 City Council approved amendments to PD-175 rezoning the subject property to allow single-family patio homes and established development standards.

PD-175 was established in 2005 for the Mustang Park development and has been through various amendments since its initial Council adoption.

COMPREHENSIVE PLAN: Single-Family Residential Detached

TRANSPORTATION PLAN: Plano Parkway and Parker Road are designated as (A6D) Six-Lane Divided Arterials.

OWNER: JBGL Mustang LLC

REPRESENTED BY: JBGL Mustang LLC

STAFF ANALYSIS

PROPOSAL

The applicant is requesting an amendment to PD-175 (Tract 1) to modify front setbacks for patio homes. The purpose of the request is to accommodate larger single-family home floor plans exceeding the required setback envelope. There are no changes proposed to the remaining regulations or exhibits.

CURRENT REQUIREMENTS

The Comprehensive Zoning Ordinance provides base setback requirements for the (SF-PH) Single-Family Patio Home District. Open and unenclosed terraces and porches, including the supporting structure, may project into the required front yard for a distance not to exceed five feet.

PD-175 for the (SF-PH) Single-Family Patio Home provides development standards for Tract 1, Essex Park.

The PD allows the following front setback language:

- House Face: Minimum 15 feet. When a porch and/or entry corridor is provided and is covered by a roof incorporated into the design of the façade, this setback may be reduced to a minimum 11 feet.

The PD-175 regulations require a minimum 15-foot front setback for homes, not including porches or entry corridors. Porches and entry corridors with a roof incorporated into the design may be setback a minimum of 11 feet.

- Garage Face: Minimum 20 feet.

In no instance can garages be less than 20 feet from the front property line.

- Garage Face shall be setback a minimum five feet from house face on a least eighty percent (80%) of the homes. For the purposes of this item, when a porch and/or entry corridor is provided and extends at least five feet in front of the garage face and is covered by a roof incorporated into the design of the façade, it shall be viewed as the house face. Also, no more than twenty percent (20%) of the homes may have the house face less than 1 foot behind the garage face.

Garages are required to be setback a minimum 5 feet from the front façade of the home on at least 80 percent of the lots. No more than 20 percent of the homes may have the front façade of homes less than 1 foot behind the garage.

ELEMENTS TO CONSIDER

1. The applicant is proposing modifications to front setback requirements of PD-175. The highlighted language below provides the differences between staff's recommendations (30

percent) and the request by the applicant (45 percent) as it relates to the percentage of single family lots allowed to have an 11-foot front setback for the main structure.

Minimum Setbacks:

1) Front Yard:

- a) Except as provided in subsection 2) below, the minimum setback shall be fifteen (15) feet.
 - 1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.
 - 2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure. [Staff's recommendation]
 - 2) A maximum of forty-five percent (45%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure. [Applicant's request]

The applicant has floor plans that do not fit within the building setback envelope, namely the front setback. The applicant is requesting to change the front setback language allowing up to 45 percent of the single-family lots with front home façade setbacks for the main structure a minimum 11 feet from the front property line. There are 84 single-family homes in Essex Park. The applicant's request would allow up to 37 homes (45 percent) with the front home main structure 11 feet from the front property line.

Staff prefers that the maximum number of homes allowed with the main structure of the home setback 11 feet be limited to 30 percent of the residential lots. The current PD zoning requires a minimum 15-foot front setback for front home facades. Staff's recommendation would allow up to 25 (30 percent) of the 84 single family lots with the main structure of the home setback 11 feet minimum from the front property line.

A minimum 15-foot front setback shall remain for the main structure of homes, except for percentage of homes allowed to be 11 feet from the right-of-way. Porches or entryways may be 4 feet into the required setback or 11 feet from the right of way.

- b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.
 - (1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty percent (80%) of the homes. The balance of the homes shall have the garage door set back a minimum of one (1) foot behind the front façade of the main structure.
 - (2) The intent of subsection b)(1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage.

The new language still provides the same requirements for garage setbacks. Garages shall locate a minimum 20 feet from the front property line. A minimum 5-foot setback shall be maintained for the garage from the front home façade for 80 percent of the homes. Roof covered porches or entry features five feet in depth can be counted towards the 80 percent.

The remaining 20 percent of the homes shall have the garage door setback a minimum of 1 foot behind the front façade of the main structure of the home.

2. Side and rear setback requirements will remain the same.
3. Front setbacks explanation.

The exhibit below provides the setbacks existing and proposed. The diagram shows four sample lots each with a home. Within the front portion of each lot there is a green, blue, and red line. The green line is the minimum required 20 foot setback for garage doors. The blue line is the minimum 15 foot front setback required for the main structure of the home. The red line is the roof-covered porch and entryway front setback minimum of 11 feet.

Current PD-175 regulations allow front home facades (main structure) to be setback a minimum 15 feet. This is represented by diagram 1 and 2. Diagram 2 provides a minimum front porch or entryway setback of 11 feet from the street right-of-way. Diagram 3 shows a home with a garage one foot in-front of the home façade. The current PD allows a maximum 20 percent of homes to be constructed with garages up to one foot in front of the home façade (Diagram 3).

The applicant has single-story floor plans with front home facades that are less than 15-feet from street. The applicant is requesting that these homes locate a minimum 11 feet from the front property line (diagram 4). The applicant requests up to 45 percent of the total lots be allowed to locate the main structure of homes 11 feet from the street, instead of 15 feet. Staff is recommending a maximum 30 percent of the lots provide houses a minimum 11 feet from the front property line.



CONCLUSION

Staff has worked with the applicant and agrees with the proposed PD amendments, except for the percentage of the main structure of homes locating a minimum 11 feet from the front property line. The applicant is requesting modifications allowing 45 percent or 37 homes be allowed 11 feet from the street right-of-way. Staff wants to limit the number of homes in close proximity with the street and prefers a maximum 30 percent of single-family houses (25 homes) locate a minimum 11 feet from the front yard.