

STAFF ANALYSIS

PROPOSAL/REQUEST

- The applicant is requesting a change in the land use designation for an approximately 94.4-acre tract of land from Industrial uses to Single Family Detached uses.
- The applicant plans to develop a single family residential subdivision.
- A companion zoning change request is on this agenda (Case No. 11-15Z3 Singer Ranch). Said request would create a new planned development district (PD) based on the (SF-5/12) Single Family Residential District with modified development standards.

SITE ELEMENTS

- The subject property is capable of being served by Carrollton water and sewer system.
- Old Denton Road and Windhaven Drive have been improved to their ultimate width. Access to the site would be from these two roadways (one entrance each).
- The site is significantly encumbered by the Indian Creek flood plain and a high tension electricity transmission line.
- The site has notable topography. In general it falls from approximately 520 feet above sea level at the northwest corner to about 420 feet at the edge of the Indian Creek flood plain to the southeast. There is a “ridge” along the northerly boundary upon which the existing house & barn complex sits.

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.)

The following policies found in the Comprehensive Plan form the intention of the City Council regarding development issues within the City related to the subject site:

URBAN FORM

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, east, south and west (along with a public school) of the subject tract.

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

While too large to be considered "infill," the subject tract is surrounded by existing single-family development.

LU-11 Preserve floodplains to reduce the risk and severity of flooding, and to provide more public recreation and interaction through a citywide open space and trail system.

and

LU-12 Use the floodplain and adjacent land to provide floodwater conveyance and detention, and to provide recreational amenities, natural areas and buffering of land uses.

The proposed single family development (see companion Case No. 11-15Z3) reserves the flood plan as "open" or "green" space and proposes to connect an existing hike-and-bike trail in this area.

INDUSTRIAL

LU-23 Industrial development should be located away from residential areas as much as possible, with landscaped or natural buffers separating such development from adjacent non-industrial areas.

Although separated by roadways and Indian Creek, the site is surrounded by existing single family developments.

LU-25 Industrial development should be encouraged on sites that are large enough to be planned as unified, fully-integrated industrial districts readily accessible from major highways, and that offer a variety of locations and site configurations to meet the needs of local industries.

Although large enough, the site has notable topography making it less suitable for large warehouse or industrial buildings. It abuts an arterial roadway (Old Denton Road), but access to IH-35E and the Sam Rayburn Tollway would be somewhat circuitous and run through areas a bit more "local" in overall character.

CONCLUSION

The proposed change in the land use designation appears appropriate.