

PLANNING DEPARTMENT
City of Carrollton
Date: 12/06/2016

PLANNED DEVELOPMENT NO. 208
Parker Ranch (Zoning)

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 208 PROVIDING FOR THE (SF-PH) SINGLE-FAMILY PATIO HOME AND (SF-TH) SINGLE-FAMILY TOWNHOUSE RESIDENTIAL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its special meeting held on the Seventh day of November, 2016, the Planning and Zoning Commission considered but failed to make a recommendation on a certain request for a Planned Development District (Case No. 11-16Z3);

WHEREAS, this establishment of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, this establishment of zoning will distinguish development standards specially applicable to the unique nature of the approximately 21.9-acre tract; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

Planned Development Number 208 is hereby established for a certain approximately 21.9-acre tract of land located on the south side of Parker Road (FM 544), approximately 1,100 feet east of Plano Parkway, and more specifically described on the attached Exhibit A and depicted on Exhibit B, providing for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single-Family Townhouse or (SF-PH) Single-Family Patio Home Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-TH) Single-Family Townhouse or (SF-PH) Single-Family Patio Home Districts and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Townhouse or (SF-PH) Single-Family Patio Home Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

General:

1. Development shall be in accordance with the Conceptual Site Plan, as shown as Exhibit C; Conceptual Landscaping Plans and Buffers, as shown as Exhibit D; Conceptual Building Elevations – Single-Family Detached, as shown as Exhibit E1 and Conceptual Building Elevations - Townhomes, as shown as Exhibit E2; and Typical Street Section, as shown as Exhibit F.
2. Plats shall clearly show and note whether the lots are developed as townhomes or single-family detached.
3. A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the tract.
4. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan and Landscape Plans.

Streets:

1. Streets shall be designed with a 41-foot street right-of-way, a 31-foot "back-to-back" pavement cross section and a 6-foot easement on either side of the street containing sidewalks and utilities in accordance with Exhibit F.
2. Entry ribbon enhancements shall be provided at the intersection of Parker Road.
3. Alleys are not required for single-family detached homes.
4. Alley lengths shall not exceed 1,000 feet in length.
5. 5-foot sidewalks along back of mountable street curb frontage shall be

construction by homebuilder in the public right-of-way when homes are developed. Sidewalks adjacent to open spaces to be constructed by the developer with the public improvements.

Landscaping/Screening:

1. Perimeter screening/fencing along Parker Road shall consist of a combination of solid masonry with periodic ornamental steel fence sections. Perimeter screening/fencing along all other property boundaries to be 8-foot tall, board-on-board, wooden privacy fence.
2. A minimum 15-foot wide landscaping buffer will be provided along Parker Road, and consist of the following:
 - a. Two shade trees for each 100 linear feet or fraction thereof, two ornamental trees for each 100 linear feet or fraction thereof, and 65 shrubs or ornamental grasses for each 100 linear feet or fraction thereof.
 - b. Groundcover or decomposed granite and ornamental boulders will be provided in the landscape buffer.
 - c. Alternative landscaping requirements, as approved by the City Arborist, may be utilized if private utility companies prohibit the ability of the developer to provide the landscaping elements noted in items a and b.
3. The main entry monument sign fronting Parker Road at Street C as shown on the Conceptual Landscape Plan and Buffer (Exhibit "D") shall be allowed to encroach into the Parker Road right-of-way line outside of any sight visibility triangle and with an encroachment agreement with applicable utility companies and the City of Carrollton.
4. Parkland dedication "fees-in-lieu-of" shall be \$300 per lot.

SINGLE FAMILY DETACHED LOTS

The portion of the property to be developed as single-family detached lots shall be in accordance with the (SF-PH) Single-Family District base zoning district with the following exceptions, special conditions, restrictions and regulations:

Lots and Homes:

1. Minimum lot width shall be:
 - a. 45 feet, except as provided in b.
 - b. Lots on cul-de-sacs and around "eyebrows," shall be a minimum of 35 feet. Lots with widths less than 45 feet shall be clearly delineated on the plat.
2. Minimum lot depth shall be:
 - a. 90 feet, except as provided in b.
 - b. Lots on "eyebrows" and cul-de-sacs shall have a minimum lot depth of 80 feet.
3. Minimum lot area shall be 4,100 square feet.

4. Minimum Setbacks:
 - a. Minimum front yard setback shall be 11 feet, provided however that garage doors shall be set no less than 20 feet from the property line. Garages do not have to be recessed behind main structure.
 - b. Minimum side yard setbacks not abutting a street shall be set to maintain a total distance between homes of at least 10 feet. This may be accomplished by abutting lots having side setbacks of "five and five", or "three and seven."
 - c. Minimum side yards abutting streets shall in all cases be 11 feet.
 - d. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
5. Carports are prohibited.
6. Front-entry garages are permitted.
7. All garage doors shall be a decorative wood or "faux wood" or equivalent paneled door.
8. On driveways, allow the radius or flare point at the street of any single-family driveway to extend beyond the property line. Individual property owners of lots will maintain their respective driveways where the radius or flare point at the alley extends beyond the property line.
9. At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every lot. Root barriers will be installed as required by the City of Carrollton GDS based on location of tree relative to the back of curb.
10. Minimum floor area of homes:
 - a. A minimum of 75% of lots shall contain homes in excess of 2,000 square feet.
 - b. No more than 25% of lots may contain homes between 1,700 and 2,000 square feet.
 - c. Maximum building coverage shall be 60%.
11. Minimum masonry content for facades abutting Parker Road shall be 90%.
12. Chimneys provided on homes adjacent to Parker Road shall be 100% masonry or direct vent.
13. Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street.

TOWNHOMES - SINGLE FAMILY ATTACHED LOTS

The portion of the property to be developed as single-family attached lots shall be in accordance with the (SF-TH) Single-Family Townhome District base zoning district with the following exceptions, special conditions, restrictions and regulations:

Lots and Homes:

1. Minimum lot width shall be 25 feet.
2. Minimum lot depth shall be:
 - a. 95 feet except as provided in b.
 - b. Lots on flared alley R-O-W shall have a minimum lot depth of 90 feet.
3. Minimum lot area shall be 2,350 square feet.
4. Minimum setbacks
 - a. Front yard setback: 10 feet.
 - b. Side yards:
 - i. 0' for attached units. A maximum number of 8 units may be attached consecutively in a single structure; and
 - ii. 10 feet shall be provided between detached structures.
 - c. Rear yard setbacks:
 - i. 10 feet except as provided in ii.
 - ii. The front of face of a garage shall be set no less than 18 feet from the property line.
5. Front-entry garages shall not be allowed. Garages shall be rear entry and required to face alley R-O-W.
6. Carports are prohibited.
7. On corner lots and at alley intersections, the "corner clips" shall not be considered when measuring setbacks.
8. On driveways, allow the radius or flare point at the alley to extend beyond the property line. Individual property owners of lots will maintain their respective driveways where the radius or flare point at the alley extends beyond the property line.
9. At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every two lots. Root barriers will be installed as required by the City of Carrollton GDS based on location of tree relative to the back of curb.
10. Minimum floor area of homes: Minimum 1,800 square feet. However, a maximum 25% of all townhome units shall be no less than 1,600 -1800 square feet.
11. Maximum building coverage shall be 75%.
12. Rear entry driveways on corner lots shall be located a minimum of 25 feet from the back of curb on the adjacent side street.

SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

SECTION 4.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

SECTION 5.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

SECTION 6.

This ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

SECTION 8.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Sixth day of December, 2016

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro
Chief Planner

EXHIBIT A**Legal Description**

BEING a 951,561 square foot (21.844 acres) tract of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all of a called 5 acre tract of land conveyed to William S. Dozier and wife Candiasie Dozier recorded in Volume 819, Page 504, in the Deed Records of Denton County, Texas (DRDCT), and being all of a called 2.627 acre tract of land conveyed to Jimmy Lee Fox recorded in Volume 1018, Page 515, (DRDCT), and all of a called 2.363 acre tract of land conveyed to Jimmie Lee Fox, by deed recorded in Volume 874, Page 807, (DRDCT), and being part of a called 14.318 acre tract of land described in a deed to Segar-A, INC., recorded in Volume 1794, Page 729, Official Public Records of Denton County, Texas (OPRDCT), and also being part of a called 8.488 acre tract of land described in a deed to ULAMIR INC., recorded in Volume 1794, Page 780, (OPRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a 126 ft. right-of-way) at the northeast corner of said 5 acre tract common to the northwest corner of Austin Ranch Commercial, Part 2, an addition to the City of Carrollton, recorded as Document No. 2014-326, Plat Records of Denton County, Texas (PRDCT) from which a 1/2" iron rod found for reference, bears North 64°40'13" East, a distance of 1.09 feet;

THENCE South 00°42'44" East, along the common line of last mentioned tracts, a distance of 939.99 feet to a point for corner at the common south corner thereof, said corner being in the north line of a tract of land described in a deed to Billingsley Pin Oak Partners, Ltd, (BPOP) recorded as Document No. 2013- 43151 (OPRDCT), from which a 5/8" iron rod found for reference, bears North 37°59'19" East, a distance of 0.22 feet;

THENCE South 89°21'07" West, along the common line of said 5 acre and said BPOP tract, at 230.45 feet, passing the southwest corner of said 5 acre tract common to the southeast corner of said 2.363 acre Fox tract and continuing along the south line of said Fox tract and partly with said BPOP tract at 462.06 feet passing the southwest corner of said Fox tract and the east line of said 8.488 acre tract and traversing across said 8.488 acre tract and said 14.318 acre tract, respectively, for a total distance of 1022.50 feet to a point for corner in the west line of said 14.378 acre tract, from which a 1/2" iron rod found for reference at the southeast corner of Lot 2, Block A, of Parker Road Self Storage, recorded in Cabinet X, Page 853, Plat Records of Denton County, Texas, (PRDCT), bears South 00°02'18" West, a distance of 0.18 feet;

THENCE North 00°02'18" East, along the common line of said 14.318 acre tract, and Lots 2 and 1 of said addition, respectively, for a total distance of 860.47 feet to a 5/8" iron rod with a yellow cap stamped RPLS 3963 set for corner;

THENCE North 89°22'31" East, a distance of 50.00 feet to a 5/8" iron rod with a yellow cap stamped RPLS 3963 set for corner;

THENCE North 00°02'18" East, a distance of 80.00 feet to a 5/8" iron rod with a yellow cap stamped RPLS 3963 set for corner in the south right-of-way line of said Parker Road;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north lines of said 14.318 acre, 8.488 acre, 2.627 acre and 5.00 acre tracts, respectively, for a total distance of 960.18 feet to the PLACE OF BEGINNING and Containing 951,561 square feet or 21.844 acres of land.

EXHIBIT B

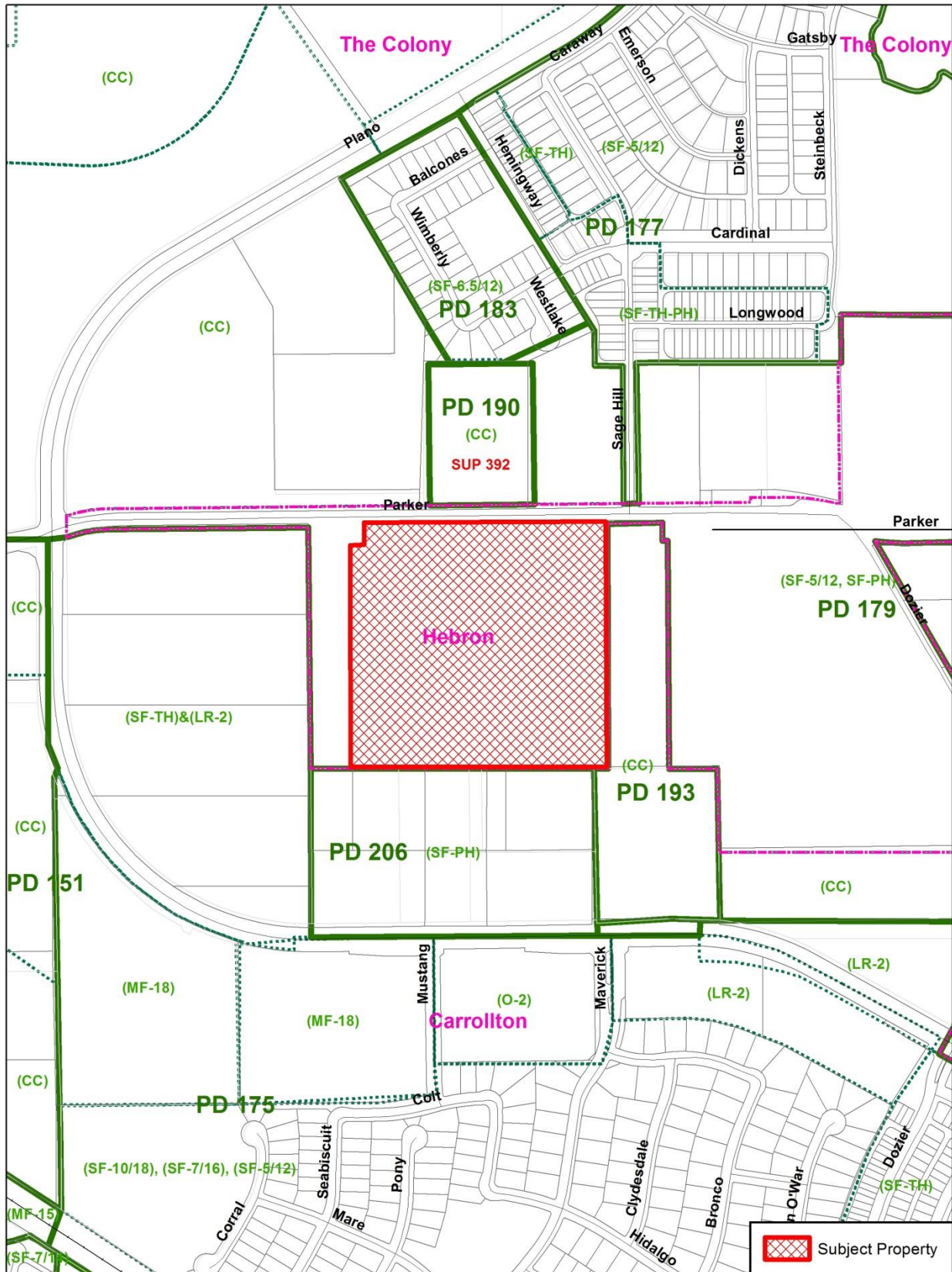


EXHIBIT C

Conceptual Site Plan

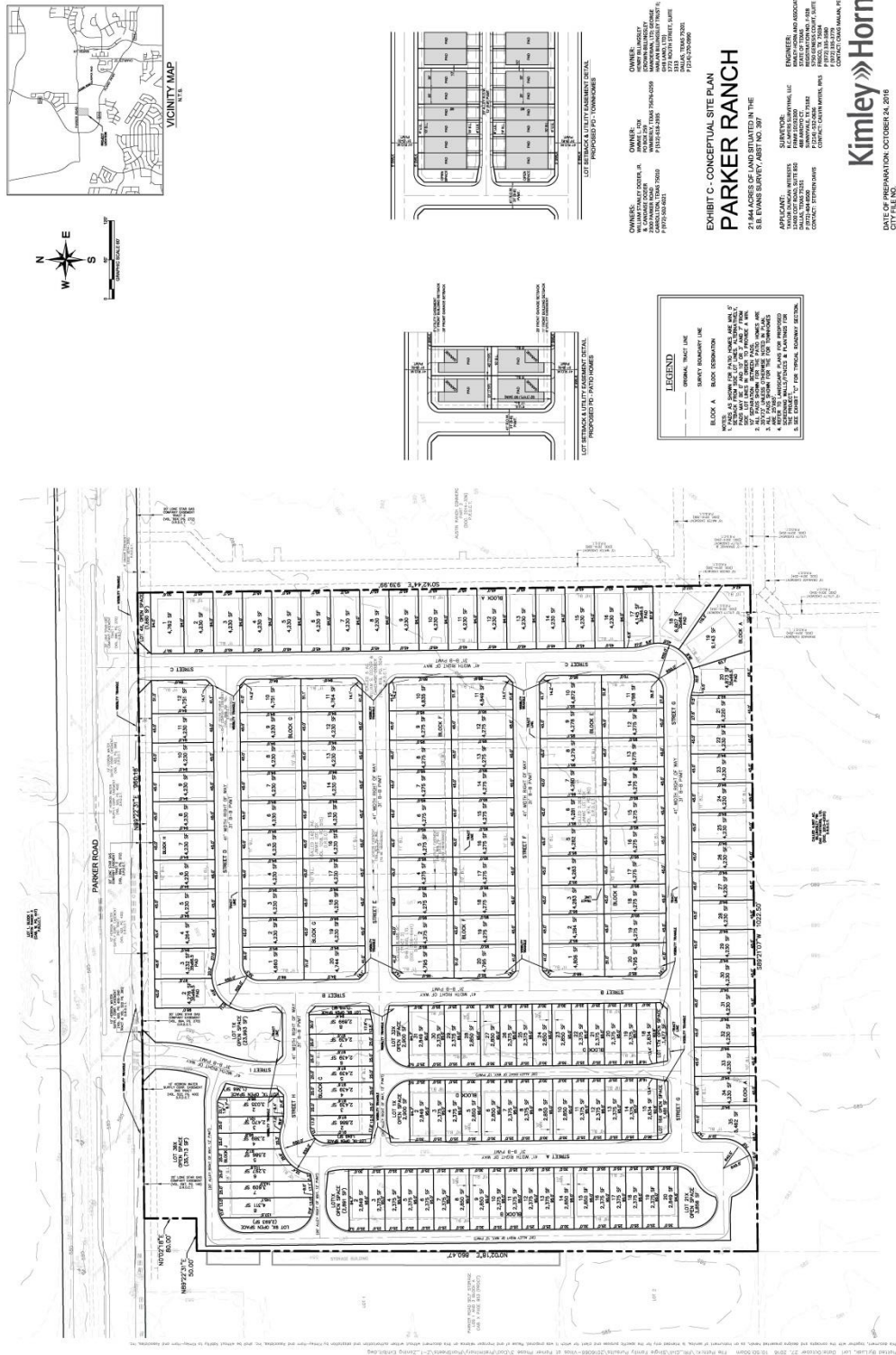
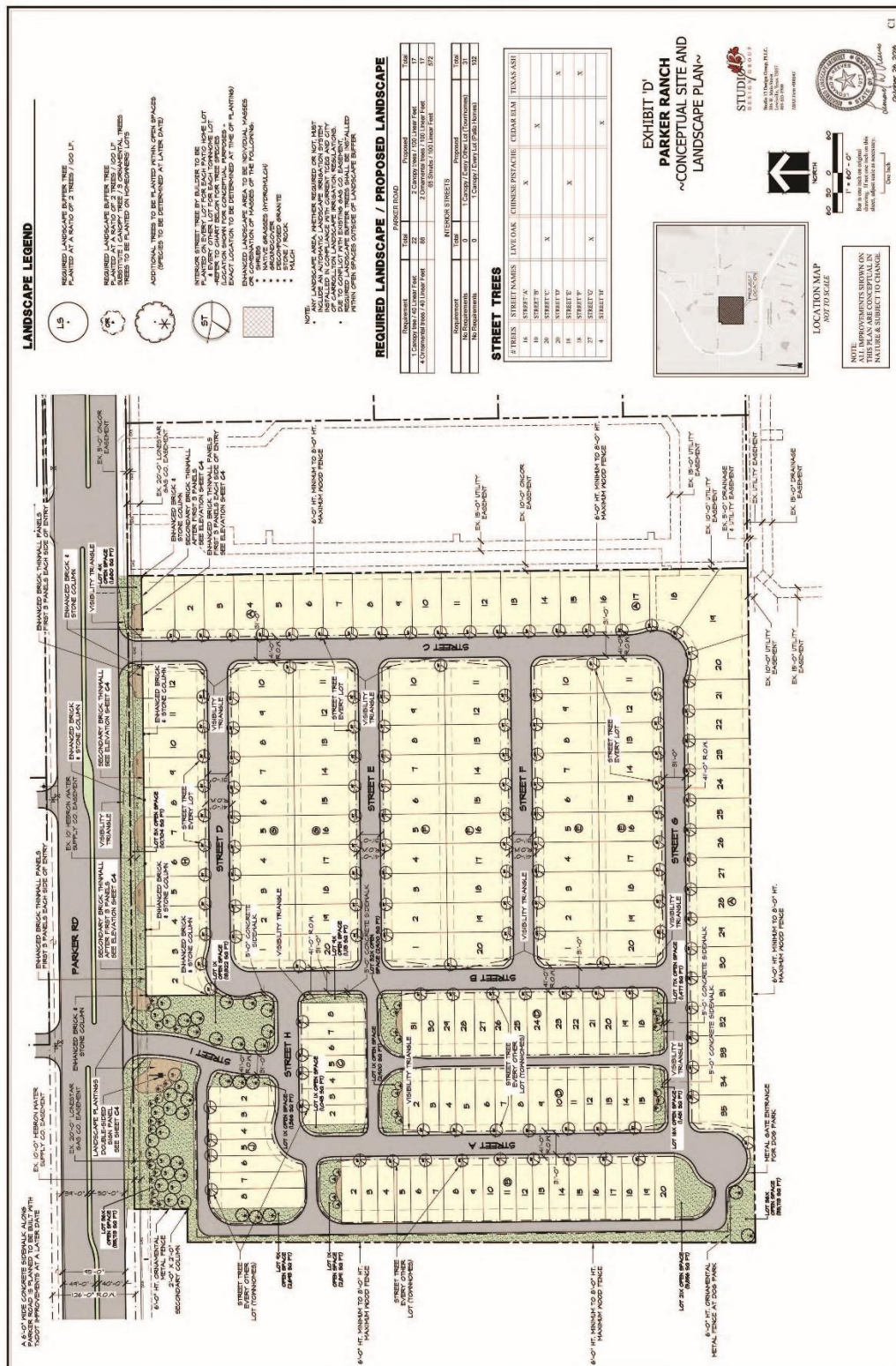


EXHIBIT D

Conceptual Landscape Plan



**EXHIBIT E-1 Single-Family Detached
Conceptual Building Elevations**



EXHIBIT E1

**EXHIBIT E-1 Single-Family Detached
Conceptual Building Elevations**



EXHIBIT E1

**EXHIBIT E-1 Single-Family Detached
Conceptual Building Elevations**



EXHIBIT E1

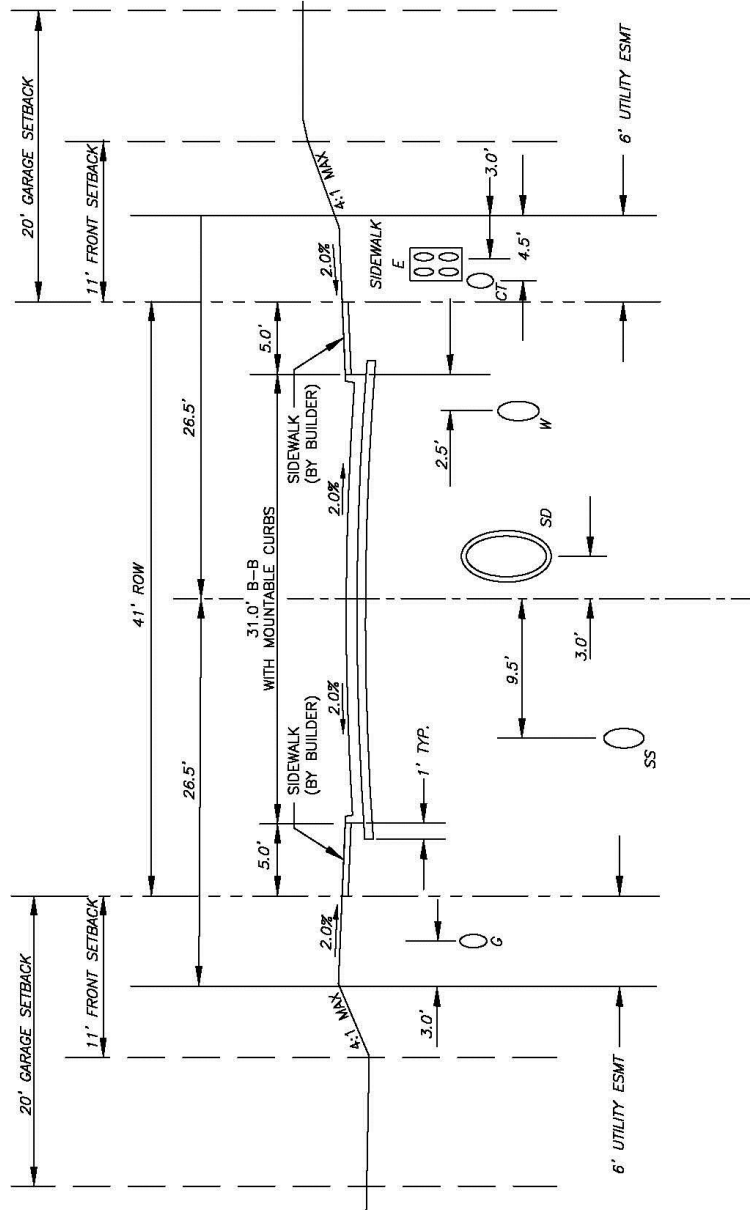
**EXHIBIT E-2 Townhomes
Conceptual Building Elevations**



EXHIBIT E2

Exhibit F
Typical Street Section

EXHIBIT F
TYPICAL STREET SECTION AND UTILITY LOCATION EXHIBIT
41 FT R.O.W. WITH MOUNTABLE CURBS AND
6' UTILITY EASEMENT
N.T.S.



Ord. No. _____