

RESULT SHEET

Date: 11/21/2016

Case No./Name: 11-16Z2 Trails at Arbor Hills (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to establish zoning on the subject property to (PD) Planned Development District for the (SF-5/12) Single-Family District with the following stipulations:

1. City Council adoption of an ordinance annexing the subject property into the city.
2. City Council adoption of a resolution amending the Comprehensive Plan changing the land uses from Medium Intensity Office to Residential Single-Family Detached.
3. Proposed Planned Development Standards for Parker Ranch:

The development shall be in accordance with the (SF-5/12) Single-Family Residential District base zoning district with the following exceptions, 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; and Conceptual Building Elevations, as shown as Exhibit E.
2. A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting the tract.
3. 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. Alleys are not required.
2. Mountable curbs are allowed.
3. Four (4) foot sidewalks along street frontage shall be constructed by the home builder in the public right-of-way when homes are developed. Sidewalks adjacent to open spaces to be constructed by developer with the public improvements.
4. Entry ribbon/enhancement details – located at the intersections of Parker and Dozier Roads.

Lots and Homes:

1. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures or fencing impact site visibility. For corner lots, the side setback adjacent to the right-of-way shall be ten (10) feet, including key lots.
2. Carports are prohibited.
3. Front-entry garages are permitted.
4. All garage doors shall be a decorative wood or "faux wood" or equivalent

paneled door.

5. 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.
6. At the time of home construction, home builders shall plant one street tree (minimum 3" caliper) in the front yard of each residential 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.
7. Minimum floor area of homes: 2,000 square feet
8. ~~Minimum masonry content for all front facades shall be 90%. Minimum masonry content for facades abutting Parker Road and Dozier Road shall be 90%. For purposes of calculating minimum masonry requirements, Stucco and cementitious Stucco board are within the definition of "masonry".~~
9. Chimneys provided on homes adjacent to Parker Road and Dozier Road shall either be 100% masonry or direct vent.
10. Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street.

Landscaping/Screening:

1. Perimeter screening/fencing around the subdivision shall consist of a combination of solid masonry with periodic ornamental steel fence sections along Parker Road and Dozier Road. Perimeter screening/fencing along all other property boundaries to be 8-foot tall, board-on-board, wooden privacy fence, as shown on the Exhibit D.
2. A minimum 15-foot wide landscaping buffer will be provided along Parker Road and Dozier. Landscaping will 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 just east of Timber Trail Lane as shown on the Conceptual Site and Landscape Plan (Exhibit "B") 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.

B. P&Z ACTION from P&Z meeting: 11/07/16

Result: Approved with staff stipulations/Vote: 6-0 (Romo, Chrisman, and Diamond absent)

C. **CC PUBLIC HEARING** from CC meeting: 12/06/16
Result: /Vote: