

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-170 for the (O-4) Office District and PD-179 for the (LR-1) Local Retail and (O-4) Office Districts

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	Town of Hebron	Retail and light manufacturing uses (across Parker Road)
SOUTH	Town of Hebron	Light commercial uses
EAST	City of Plano	Single family townhouse (across the BNSF Railroad)
WEST	Town of Hebron	Light commercial uses and vacant (across Dozier Road)

REQUEST: Request to change the zoning on two tracts totaling approximately 14.6 acres from two planned development districts (PD-170 and PD-179) for the (LR-1) Local Retail and (O-4) Office Districts to a planned development district for the (SF-5/12) and (SF-PH) Single-Family Residential Districts. To accomplish this, PD-170 will be repealed in its entirety and PD-179 will be modified to include the entire area.

PROPOSED USE: Single-family homes

ACRES/LOTS: Approximately 15.5 acres/2 tracts (unplatted)

LOCATION: Southeast corner of Parker Road and Dozier Road

HISTORY:

- The two parcels were annexed into Carrollton in 1999 and 2006.
- The two parcels have never been subdivided into lots of legal record.
- Except for “rural” and semi-rural commercial uses, the two parcels have never expanded its use.
- PD-170 was established in 2004 (amended twice in 2008); prior to this, the property was zoned for the (CC) Corporate Commercial District.
- PD-179 was established in 2006 (amended once in 2008) upon its annexation into Carrollton.

COMPREHENSIVE PLAN: The Comprehensive Plan designates the property for PD-170 for Mixed Uses, and for PD-179 for Medium Intensity Office uses.

TRANSPORTATION PLAN: Parker Road is designated as an (A6D) Six-Lane Divided Arterial. Dozier Road and Culpepper Road are both local streets.

OWNER: WJ Family, L.P. and Kelspar, LLC

REPRESENTED BY: Taylor Duncan Interests

STAFF ANALYSIS

PROPOSAL

This is a request to change the zoning on the subject property from retail and office uses to allow for the development of a single-family residential subdivision.

The applicant is requesting several alternatives (modifications) to the requirements of the Comprehensive Zoning Ordinance and Comprehensive Subdivision Ordinance.

CURRENT ORDINANCE REQUIREMENTS

The subject tracts are currently zoned PD-170 for the (O-4) Office District (southern portion of the two sites) and PD-179 for the (LR-1) Local Retail and (O-4) Office Districts. Each of the two PD ordinances have very specific site plans and elevation drawings attached, which severely limit development. The ordinances were based on specific development proposals which were never realized. Staff has received very few inquiries regarding commercial development for these tracts since the current zoning was established. Therefore, office and light retail uses at this location no longer appear to be an appropriate at this time. See the companion case in this agenda for further discussion.

ELEMENTS TO CONSIDER:

Approximately 101 new residential lots would be created. Note that the applicant is still determining whether a detention area will be required within the subdivision. If required, at least two lots would likely be removed to accompany said detention area.

- The amended Planned Development District (PD-179) would be based on the (SF-5/12) and (SF-PH) Single-Family Residential Districts. The intent of this “blended” zoning would be to allow for a greater variety of floor plans and thus building appearance in the subdivision. At the time of platting, areas for patio homes would be identified on the plat.
- The new residential development will not be designed with alleys and will have front-loaded garages. The lots would be a minimum of 45 feet wide and generally 90 feet deep (with lots on “eyebrows” around cul-de-sacs being a minimum of 80 feet deep and 35 feet wide at the setback line).
- The home facades would exceed the minimum brick/masonry content of 70% as required by the (SF-5/12) Single Family Residential District. The applicant is proposing a minimum masonry content of 90% for each front façade and for each rear façade that abuts Parker, Dozier and Culpepper. The remaining side and rear facades would meet the minimum standard requirement of 70%.
- City utilities (water and sewer) can accommodate the proposed development.
- There is a “wedge” of land near the northeast corner of the site, abutting Parker Road which was not annexed in 2006. This “wedge” is significantly encumbered by an underground gas easement and homes cannot be built upon it. The applicant proposes to bring that property

into Carrollton and incorporate it into the project to serve as green space. Further, the applicant's subdivision proposal includes a 50 ft. R-O-W along the southern border which will result in the southern half (25 ft.) of the R-O-W to be annexed and dedicated with the final plat approval.

- A Preliminary Plat application is scheduled for consideration by the Planning & Zoning Commission on May 5, 2016.

The applicant is requesting a number of alternatives to the standard subdivision design requirements. These are listed below (copied from the applicant's original application) with staff comments following in italics.

General & Lot Design:

1. No alleys will be required.
and...
2. Minimum lot width for single-family detached lots shall be 45 feet except for lots on cul-de-sacs and around "eyebrows," which may be a minimum of 35 feet.
City Council has approved a single family subdivision in the recent past with lot widths less than 50 feet with no alleys (see Case No. 11-15Z2 Singer Ranch). That subdivision had lots as small as 41 feet in width.
3. Minimum lot depth for single-family detached lots shall generally be 90 feet, with lots on "eyebrows" and cul-de-sacs having a minimum lot depth of 80 feet.
City standard for the (SF-5/12) and (SF-PH) districts are both 90 feet.
4. Minimum lot area for single-family detached lots shall be 4,100 square feet.
City standard for the (SF-5/12) and (SF-PH) district are both 5,000 square feet.
5. Minimum front yard setback shall be 11 feet, provided however that garage doors shall be set no less than twenty (20) feet from the property line.
City standard for the (SF-5/12) and (SF-PH) districts are both 20 feet. However, City Council recently approved front yard setbacks of 11 feet in the Singer Ranch case, provided that the garage door was set back further.
6. Minimum side yard setbacks not abutting a street shall be set to maintain a total distance between homes of at least 10 (ten) feet. This may be accomplished by abutting lots having side setbacks of "zero and ten," "five and five" or "three and seven."
City standard for the (SF-5/12) district is 5 feet on each lot, resulting in a total of 10 feet between homes. The standard for the (SF-PH) "patio home" district is "three and seven" resulting in ten feet between homes.
7. Minimum side yards abutting streets shall in all cases be 11 (eleven) feet.

City standard for the (SF-5/12) district is fifteen feet. City Council has approved a single family subdivision in the recent past with a side yard setback abutting local streets of 11 feet (see Case No. 11-15Z2 Singer Ranch).

8. On corner lots, the “corner clips” shall not be considered when measuring setbacks.

Because the street rights-of-way are proposed to be narrower than standard (41 feet, rather than 50 feet), the “corner clips” are being made larger to compensate (10 feet, rather than 5 feet). These larger corner clips will encroach into the buildable area where a standard corner clip would not. Not considering the corner clips when measuring setbacks will mitigate this effect.

Lanscaping:

9. Perimeter screening/fencing around the subdivision shall consist of a combination of solid masonry along Dozier Road, and solid masonry with periodic ornamental steel fence sections along Parker Road. Perimeter screening/fencing along Culpepper Road may consist of an opaque wooden fence with masonry columns.

and...

10. A minimum 15-foot wide landscaping buffer will be provided along Parker Road and Dozier Road. Landscaping along **Parker Road** will consist of 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. Additionally, groundcover or decomposed granite and ornamental boulders will be provided in the landscaping buffer.

*Landscaping along **Dozier Road** and **Culpepper Road** will consist of one shade tree for each 40 linear feet or fraction thereof.*

The intent of the applicants request is to focus attention to the Parker Road side of the subdivision. Along that frontage, ornamental steel fencing will be placed along the right-of-way adjacent to the “wedge” (not currently in the City of Carrollton) allowing for some visual penetration into this green space area.

One ornamental steel fence section will also be placed along Dozier Road, at the end of a cul-de-sac. Again, this will allow for some visual interest and sight into the subdivision.

Note that the “base” zoning ordinance does not require the 15-foot landscape buffer (although that has become a routine element of single-family planned developments) and the most recently-approved zoning case (Case No. 11-15Z1 Singer Ranch) required a minimum fifteen-foot buffer as measured back of curb (meaning that in many areas, the landscape buffer may be in the public right-of-way).

Previous single-family planned developments have called for the following in the 15-foot landscape buffer: two shade trees for each 50 linear feet, three ornamental trees for each 100 linear feet and 34 shrubs or ornamental grasses for each 100 linear feet.

Note also that subdivision perimeter screening walls are required by the Comprehensive Subdivision Ordinance (Article 11 Construction & Improvements, Section F Screening

Walls), but only where a subdivision abuts a Freeway Frontage Road, Arterial Thoroughfare, or a Major or Residential Collector Street. While Parker Road (FM 544) is designated as an Arterial Thoroughfare on the Carrollton Transportation Plan, Dozier and Culpepper Roads are both “local” streets and so would not normally require a screening wall or a landscape buffer.

11. Parkland dedication “fees-in-lieu-of” shall be \$300 per lot.

This site is located in an area which was not originally contemplated for single-family residential development. Accordingly, the “fee-in-lieu-of” for this area is only \$170 per unit. Most of the rest of Carrollton has a fee of \$300 per unit.

12. The main entry monument sign, fronting Parker Road just east of “Street A” as shown on the Conceptual Site & Landscape Plan, shall be allowed to extend to the Parker Road right-of-way line.

The City standard is that monument signs must be at least 25 feet “back of curb.” In this instance, the proposal would place the sign approximately 17 feet from the back of the Parker Road curb. This location is being requested due to the existing gas line easement.

13. Along the Burlington Northern & Santa Fe Railroad, a wooden privacy fence shall be installed and maintained by the homeowners association.

Streets:

14. 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.

City Council has recently approved this street design (see Case No. 11-15Z1 Singer Ranch). As part of that approval, the developer was required to create easements on the lots to accommodate some additional elements such as sidewalks and some utilities. Thus, the total “usable” width exceeded the standard city right-of-way width.

Note that the applicant is proposing “stand up” curbs instead of the “roll-over” curbs previously approved. Staff recommends this, as the sidewalk will be placed abutting the back of the curb, and a “stand up” curb will discourage people parking on the sidewalk.

Placing the sidewalk abutting the curb, rather than several feet away from it, will increase the apparent size of the front yard.

15. Along Parker Road a minimum four-foot-wide sidewalk shall be constructed.

Technically the Parker Road right-of-way is in Hebron, not Carrollton. Therefore, Carrollton cannot require this. However, staff appreciates and supports this element offered by the applicant.

Homes:

16. All garage doors shall be a decorative wood or “faux wood” paneled door.

City Council has required this of recent “front loaded” homes.

17. On driveways, allow the radius or flair point at the street of any single family driveway to extend beyond the property line.

Due to the narrowness of the lots, certain lots at “elbows” and cul-de-sacs will be so narrow that their driveway “curb returns” (the curved parts that connect the driveway to the street) may extend in front of the neighboring lot. The Carrollton driveway ordinance does not allow this.

18. At the time of home construction, home builders may plant one street tree in the front yard in order to satisfy tree mitigation requirements for the overall development. A minimum of one street tree will be planted for every two lots. Root barriers will be installed as required by the City of Carrollton General Design Standards based on location of the tree relative to the back of curb.

Staff feels this is a worthwhile element which can enhance the streetscape interior to the subdivision.

19. Maximum Building Coverage shall be 60%.

City standard for the (SF-5/12) and (SF-PH) districts is 55%. This is requested to allow for larger, high-end homes.

20. Minimum masonry content for all front facades shall be 90%. Minimum masonry content for facades abutting Parker Road, Dozier Road or Culpepper Road shall be 90%.

City standard for the (SF-5/12) and (SF-PH) districts are both 70%.

TRAFFIC IMPACT ANALYSIS

Because the proposed change in zoning is considered a reduction in overall traffic demand, no Traffic Impact Analysis was warranted or requested by staff.

CONCLUSION

Staff feels the change in zoning is generally appropriate, subject to modification of any of the applicants requested stipulations and/or any additional stipulations the Commission feels are suitable.