

## Future Land Use Amendment

Case Coordinator: Loren Shapiro

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### **GENERAL PROJECT INFORMATION**

**Land Use:** Request to change the Future Land Use Map from Medium Intensity Office to Single-Family Detached

#### **SURROUNDING ZONING**

#### **SURROUNDING LAND USES**

NORTH	Town of Hebron	Undeveloped and Mini-Warehouse
SOUTH	PD-175 for the (MF-18) Multi-Family and PD-175 for the (O-2) Office District	Apartments and Retirement Home
EAST	PD-193 for the (CC) Corporate Commercial District	Warehouse/Office
WEST	Town of Hebron/PD-193 for the (CC) Corporate Commercial	Warehouse/Storage and Warehouse/Office

**REQUEST:** Request to amend the Future Land Use Map from Medium Intensity Office to Single-Family Detached

**PROPOSED USE:** Single-Family Detached

**ACRES/LOTS:** 15.7 acres/1 lot

**LOCATION:** North side of Plano Parkway at the intersections of Mustang Parkway and Maverick Way

**HISTORY:** The property has been zoned (CC) Corporate Commercial since November 1993. The property has never been platted.

The designated future land use is Medium Intensity Office.

**COMPREHENSIVE PLAN:** Medium Intensity Office

**TRANSPORTATION PLAN:** Plano Parkway is designated as an (A6D) Six-Lane Divided Arterial.

**OWNER:** GBH Land and Billingsley Pin Oak Partners LTD.

**REPRESENTED BY:** JBI Partners

## **STAFF ANALYSIS**

### **PROPOSAL/REQUEST**

- The applicant is requesting a change in the land use designation for a tract of land containing approximately 15.7-acres from Medium Intensity Office uses to Single-Family Detached use.
- The applicant plans to develop a single family subdivision
- A companion zoning change request is on this agenda (09-16Z1 Hamilton Park - Zoning). The zoning request would create a new planned development district (PD) based on the (SF-PH) Single Family Residential District with modified development standards

### **SITE ELEMENTS**

- The subject property is capable of being served by Carrollton's water and sewer system
- Access into the site would be from Plano Parkway
- Mustang Park is located south of the subject property and contains single-family detached

### **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.)

### **URBAN FORM**

LU-8 Encourage mixed-uses and urban housing within a five-to-ten-minute walk from the downtown area.

*This site is not near downtown Carrollton. Accordingly, high-density, mixed uses are probably not appropriate at this location.*

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 (Austin Waters), northeast (Villas at Parker), and south along Plano Parkway (Mustang Park).*

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

*While not technically “infill,” the subject site is in an area of transition from very low density, semi-rural mixed uses to a more conventional suburban development pattern. Development as proposed would be in accordance with longer term changes happening in the immediate area.*

LU-14 "Urban" residential development should be concentrated in areas with transit, retail and employment opportunities within easy walking distance.

*This site is not near any transit stations. Accordingly, “urban” residential uses are probably not appropriate at this location.*

#### **INFILL RESIDENTIAL AND COMMERCIAL**

LU-29 Ensure that existing neighborhoods are well maintained by:

- a. Utilizing code enforcement in combination with community groups to ensure that properties do not negatively affect surrounding areas
- b. Maintaining landscaping and buffering requirements between residential and incompatible land uses, as set out in the Zoning Ordinance
- c. Maintaining infrastructure (such as roads, drainage, parks, and sidewalks) in older areas in good condition to encourage a similar level of maintenance of private properties

*The zoning regulations proposed and subdivision design and engineering will ensure minimal impacts.*

LU-30 Ensure that infill land uses are compatible with the area by either being similar to surrounding uses, or by being supportive to the neighborhood.

*The proposed single family detached would be compatible with the surrounding land uses and anticipated residential to be developed nearby.*

## **URBAN CENTERS**

UD-8 Development standards should be established for "urban center" areas that reflect an urban "walkable" style of development.

*and*

UD-10 Work with property owners to ensure that pedestrian-oriented, mixed-use development occurs within approximately one-half mile of transit stations. This may include:

- a. Retail uses at ground level along pedestrian corridors
- b. Establishing incentives and programs for this style of development
- c. Purchasing key parcels of land on an opportunity basis

*This site is not near a transit station. Accordingly, high-density, mixed uses are probably not appropriate at this location.*

## **CONCLUSION**

The proposed change in the land use designation appears appropriate.