

Zoning

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

Land Use: Request to rezone from (CC) Corporate Commercial to PD for the (SF-PH) Single-Family Patio Home District

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 rezone from (CC) Corporate Commercial to PD for the (SF-PH) Single-Family Patio Home District

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

A request to establish the zoning on a proposed annexation tract, of approximately 15.7-acres, to a (PD) Planned Development District for the (SF-PH) Single-Family Patio Home District to allow for the development of single-family detached homes.

The applicant is requesting several alternatives to the requirements of the Comprehensive Zoning Ordinance.

CURRENT ORDINANCE REQUIREMENTS

A companion case to amend the Comprehensive Plan Future Land Use Map for the subject tract is also on this agenda (Case No. 09-16MD3 Hamilton Park – Comp Plan). The future land use amendment would designate the property Single-Family Detached, from Medium Intensity Office.

The approval of the Comprehensive Plan amendment is required prior to City Council action on this zoning request.

ELEMENTS TO CONSIDER:

The applicant has provided a conceptual layout of 108 single-family homes along Plano Parkway.

The Planned Development (PD) for the (SF-PH) Single-Family Residential is proposed to be established in conjunction with the future land use plan amendment.

The Planned Development proposes the following standards:

1. The home owner's association (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.
2. An entry ribbon consisting of 6' (six foot) wide decorative pavers or stained and pattern stamped concrete shall be provided at all entrances of the subdivision at the intersection with Plano Parkway.
3. Alleys shall not be required.
4. Sidewalks shall be a minimum 5' (five foot) wide.
5. A landscape buffer with a minimum average depth of 20' (twenty foot) shall be provided along Plano Parkway on common area lots owned and maintained by the HOA.
6. Street Trees:
 - a. At least 1 (one) canopy street tree shall be required in front yard on of each lot. The tree shall be located within the adjacent street right-of-way and shall be centered between the sidewalk and the back of curb. The placement of trees shall not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined the Planning Director or designee.

- b. 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.
 - c. Street trees shall be a minimum 3" (three inches) in diameter, measured 12" (twelve inches) from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the adjacent home.
 - d. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Red Oak, and Cedar Elm.
7. Fencing and Screening Walls:
- a. Perimeter fencing along east and west property lines of the development shall be stained wood, board-on-board. Metal poles shall be used for fence support, but on the inside of the fence.
 - b. Privacy fencing for single-family lots:
 - i. Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
 - ii. The maximum height of fences shall be 6' (six feet).
 - iii. Fences may not extend closer than 10' (ten feet) from the nearest front corner of the home.
 - c. Plano Parkway Screening:
 - i. A 6' (six foot) high, masonry screening wall, with enhanced stone columns approximately 120' (one hundred-twenty feet) on center, shall be constructed along Plano Parkway where a home sides or backs to Plano Parkway.
 - ii. Vertical tubular steel ornamental fencing, with a height range from 3'6" (three feet six inches) to 6' (six foot), shall be used in conjunction with landscaping in those areas along Plano Parkway where a home fronts a slip street or where a common area lot.
8. Lot Development Standards:
- a. Minimum lot size: 3,600 square feet
 - b. Minimum lot width: 45 feet
 - c. Minimum lot depth: 80 feet
 - d. Maximum lot coverage: 65%
9. Minimum Setbacks:
- a. Front Yard
 - i. House Face: Minimum 10' (ten feet), Maximum 15' (fifteen feet)
 - ii. Garage Face: Maximum 18' (eighteen feet)
 - b. Side Yard
 - i. Interior Lots: 5' (five feet)
 - ii. Side Street/Corner Lot: 10' (ten feet)
 - c. Rear Yard: 5' (five feet) minimum
10. A maximum of 25% of the residential lots may contain dwelling units between 1,800-2,000 square feet. All remaining dwelling units shall be greater than 2,000 square feet.
11. Residential Architectural Standards:
- a. The following finishes will be permitted:
 - b. Brick, stone, manmade stone, and cementitious fiber board plank with a 30-year manufacturer's warranty.
 - c. Sheet material is prohibited.

- d. Minimum 90% (ninety percent) of front façade, exclusive of windows and doors, shall be masonry (brick, stone, man-made/cultured stone.) In instances where a second-story wall is above a roof, cementitious-fiber board plank with a 30-year manufacturer's warranty may be used.
 - e. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4' (four feet).
 - f. 30-year dimensional shingles or better shall be provided on all homes.
 - g. Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
 - h. Enhanced garage doors: Decorative wood or "faux wood" or equivalent paneled door with texture.
 - i. Chimneys provided on home lots facing or backing open space or common area lots adjacent to Plano Parkway shall be 100% (one hundred percent) masonry or direct vent.
12. Architectural façade treatments: Each home shall incorporate at least 3 (three) of the following:
- a. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
 - b. As least 1 (one) dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
 - c. An unenclosed front porch.
 - d. All shutters for windows facing a street will be operational or appear to be operational.
 - e. Additionally, the shutters will be in scale with the corresponding window.
 - f. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
 - g. The floor of front porches shall be enhanced with various treatments such as, but not exclusive to brick, stone, salt finishing, or patterned concrete.
 - h. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate.
 - i. Front doors and/or garage doors shall incorporate glass enhancements.

CONCLUSION

Staff supports the request to rezone the property to (PD) Planned Development for the (SF-PH) Single-Family Patio Home District. The development regulations provide standards in excess to the minimum landscape requirements, open space, and masonry requirements for homes. The proposed zoning is consistent and compatible with the surrounding residential to the south, in Mustang Park and proposed annexation and establishment of residential single-family, adjacent to the proposed development to the north (Parker Ranch).