

Zoning

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

Land Use: Currently outside the city limits (no zoning); Annexation was considered in public hearings on November 1st and 15th, 2016. City Council is considering a companion case, on this agenda, adopting an ordinance annexing the subject property.

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	(CC) Corporate Commercial	Hospital/Medical
SOUTH	PD-193 for the (CC) Corporate Commercial	Undeveloped
EAST	PD-179 for the (SF-5/12 and SF-PH) Single-Family Detached Residential	Undeveloped
WEST	Town of Hebron/PD-193 for the (CC) Corporate Commercial	Warehouse/Storage Warehouse/Office and Nursery

REQUEST: Request to establish and zone to PD to allow (SF-5/12) Single-Family Residential District with development regulations

PROPOSED USE: Single-Family Detached

ACRES/LOTS: 13.7 acres/1 lot

LOCATION: South side of Parker Road, near the southwest intersection with Dozier Road

HISTORY: The property is currently in the Town of Hebron and mostly vacant.

COMPREHENSIVE PLAN: Medium Intensity Office

TRANSPORTATION PLAN: Parker Road is designated as an (A6D) Six-Lane Divided Arterial.

OWNER: Dozier, Culpepper, Luman, and Shearin

REPRESENTED BY: Taylor-Duncan Interests, Inc.

STAFF ANALYSIS

PROPOSAL

A request to establish the zoning on a proposed annexation tract, of approximately 13.7-acres, to a (PD) Planned Development District for the (SF-5/12) Single-Family 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

The subject property is in the Town of Hebron. Disannexation from Town of Hebron is expected to be completed prior to City Council adoption of the ordinance annexing the property. City Council is considering a companion case adopting an ordinance annexing the subject property into the city.

A companion case to amend the Comprehensive Plan Future Land Use Map for the subject tract is also on this agenda (Case No. 11-16MD11 Trails at Arbor Hills – Comp Plan). The future land use amendment would designate the property Single-Family Detached, from Medium Intensity Office.

The disannexation from the Town of Hebron, annexation of the property into the City of Carrollton, and approval of the Comprehensive Plan amendment are required prior to City Council action on this zoning request.

ELEMENTS TO CONSIDER:

City Council is considering the annexation of the subject property and is aware of the applicant's plans to develop the tract as single-family.

The applicant has provided a conceptual layout of 68 single-family accessing Parker Road and Dozier Road.

The Planned Development (PD) for the (SF-5/12) Single-Family Residential is proposed to be established in conjunction with the annexation request and future land use plan amendment.

Notable Planned Development standards:

General:

- Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscaping Plans and Buffers, and Conceptual Building Elevations as shown as Exhibits C, D, and E respectively.
- A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting the tract.

- 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.
- An entry ribbon enhancement of decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision at the intersection of Parker Road.

Streets:

- Alleys are not required.
- Mountable curbs are allowed.

Lots and Homes:

- 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.
- Carports are prohibited.
- Front-entry garages are permitted.
- All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
- Home builders shall plant one street tree (minimum 3” caliper) in the front yard of each residential lot.
- Minimum floor area of homes: 2,000 square feet
- Minimum masonry content for facades abutting Parker Road and Dozier Road shall be 90%.
 - *The applicant has agreed to remove stucco and cementitious stucco board as part of the masonry definition. Therefore, masonry is defined as brick and stone only.*
 - *The applicant will provide the standard zoning requirement of 70 percent brick or stone for all other wall exteriors of homes.*
- Chimneys provided on homes adjacent to Parker Road and Dozier Road shall either be 100% masonry or direct vent.
- Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street.

Landscaping/Screening:

- 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.
- A minimum 15-foot wide landscaping buffer will be provided along Parker Road and Dozier. Landscaping will consist of the following:
 - 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.
 - Groundcover or decomposed granite and ornamental boulders will be provided in the landscape buffer.
 - 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.

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

CONCLUSION

Staff believes the request to establish the Planned Development zoning on the property is appropriate and provides quality characteristics for the proposed residential subdivision. The PD provides development requirements with details and enhancements in excess of minimum required. Masonry of all elevations facing Parker and Dozier Roads shall contain a minimum 90 percent masonry. One street tree shall be provided for each residential lot and perimeter landscaping along Parker and Dozier will exceed minimums of the landscape standards. An entry ribbon feature of enhanced paving or stamped concrete shall be provided near the intersections of Parker and Dozier Roads.