

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	PD-190 for the (CC) Corporate Commercial and (CC) Corporate Commercial	Hospital/Undeveloped
SOUTH	PD-193 for the (CC) Corporate Commercial	Undeveloped
EAST	PD-193 for the (CC) Corporate Commercial	Retirement Home
WEST	Town of Hebron	Mini-Storage

REQUEST: Request to establish and zone to PD to allow SF-PH and SF-TH with development standards

PROPOSED USE: Single-Family Detached and Single-Family Attached

ACRES/LOTS: 21.85 acres/2 lots

LOCATION: South side of Parker Road, 1,100 feet east of Plano Parkway

HISTORY: The property is currently in the Town of Hebron and mostly vacant. One single-family home is used as a residence.

City Council will take final action annexing the subject property December 6, 2016.

A companion case to amend the Comprehensive Plan Future Land Use Map for the subject tract is also on this agenda (Case No. 11-16MD12 Parker Ranch – Comp Plan).

COMPREHENSIVE PLAN: Medium Intensity Office

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

OWNER: Crow-Billingsley-Manderian Ltd., GBD Land Ltd., William/Candiace Dozier, and Jimmie Fox

REPRESENTED BY: Taylor-Duncan Interests, Inc.

STAFF ANALYSIS

PROPOSAL

This is a request to establish the zoning on a proposed annexation tract, of approximately 21.9-acres, to a Planned Development District (PD) for the (SF-PH) Single-Family Patio Home and (SF-TH) Single-Family Townhome.

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 prior to the December 6, 2016 City Council adoption of the ordinance annexing the property. The annexation of the property is required prior to City Council action on this zoning request.

A companion case to amend the Comprehensive Plan Future Land Use Map for the subject tract is also on this agenda (Case No. 11-16MD12 Parker Ranch – Comp Plan).

The disannexation from the Town of Hebron, annexation into the City of Carrollton, and City Council approval of the amendment to the Future Land Use Map are necessary for the zoning of the property to be valid.

ELEMENTS TO CONSIDER:

The Planned Development for the (SF-PH) Single-Family Patio Home and (SF-TH) Townhome Districts are proposed with development standards. The zoning exhibit, depicting the conceptual lot layout, proposes 61 townhome lots, 106 patio home lots, and seven common area open space lots. The Planned Development proposes the following standards with comments *italicized*:

A. General:

- Streets shall be designed with a 41' (forty one-foot) street right-of-way, a 31' (thirty one foot) "back-to-back" pavement cross section and a 6' (six foot) easement on the front of lots on either side of the street containing sidewalks and utilities in accordance with Exhibit ~~D~~ E.

The 41-foot street right-of-way is narrower than the typical 50-foot right-of-way. However, the pavement width of 31-feet is the standard to accommodate safe access and street parking. The easement is necessary in the front yards in order to support and allow maintenance of utilities and 5-foot sidewalk.

- Entry ribbon enhancements containing decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision at the intersection of Parker Road.

Requirements mandating decorative pavement enhancements for street ribbons or front-entry driveways have become the commonplace in recent PD regulations including nearby Mustang Park and Hamilton Park, adjacent and to the south.

- 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 or street extends beyond the property line.
- Five foot (5') sidewalks along back of mountable street curb frontage shall be construction by home builder in the public right-of-way when homes are developed. Sidewalks adjacent to open spaces to be constructed by the developer with the public improvements.
- Carports are prohibited.
- Alleys are not required for single family detached homes.

B. Landscaping/Screening:

- Perimeter screening/fencing along Parker Road shall consist of a combination of solid masonry with periodic ornamental steel fence sections. Perimeter screening/fencing along all other property boundaries to be 8' (eight feet) tall, board-on-board, wooden privacy fence.
- A minimum 15' (fifteen foot) wide landscaping buffer will be provided along Parker Road. Landscaping along Parker Road, and consist of the following:
 - Two (2) shade trees for each 100 (one hundred) linear feet or fraction thereof, two (2) ornamental trees for each 100 (one hundred) linear feet or fraction thereof, and 65 (sixty five) shrubs or ornamental grasses for each 100 (one hundred) linear feet or fraction thereof. Such trees may be grouped outside of the existing gas easement adjacent to Parker Road.
 - 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 at Street I, as shown on the Conceptual Landscape Plan and Buffers (Exhibit "D") shall be allowed to extend to the Parker Road right-of-way line with an encroachment agreement with applicable utility companies and City of Carrollton.
- Parkland dedication "fees-in-lieu-of" shall be \$300 per lot.

C. Single-Family Detached Lots

The portion of the property to be developed as single-family detached lots shall be in accordance with the (SF-PH) Single-Family Patio Home District base zoning district. The list below notable requirements for patio homes:

Lots and Homes:

- Minimum lot width shall be:
 - 45 feet, except as provided in b.
 - Lots on cul-de-sacs and around "eyebrows," shall be a minimum of 35 feet. Lots with widths less than 45 feet shall be clearly delineated on the plat.
- Minimum lot depth shall be:
 - 90 feet, except as provided in b.
 - Lots on "eyebrows" and cul-de-sacs shall have a minimum lot depth of 80 feet.
- Minimum lot area shall be 4,100 square feet.
- Minimum Setbacks:
 - Minimum front yard setback shall be 11 feet, provided however that garage doors shall be set no less than 20 feet from the property line. Garages do not have to be recessed behind main structure.
 - Minimum side yard setbacks not abutting a street shall be set to maintain a total distance between homes of at least 10 feet. This may be accomplished by abutting lots having side setbacks of "five and five", or "three and seven."
 - Minimum side yards abutting streets shall in all cases be 11 feet.
 - On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
- Carports are prohibited.
- Front-entry garages are permitted.
- All garage doors shall be a decorative wood or "faux wood" or equivalent paneled door.
- 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.
- At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every 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.
- Minimum floor area of homes:
 - A minimum of 75% of lots shall contain homes in excess of 2,000 square feet.
 - No more than 25% of lots may contain homes between 1,700 and 2,000 square feet.
 - Maximum building coverage shall be 60%.
- Minimum masonry content for facades abutting Parker Road shall be 90%.
 - *The applicant has agreed to remove stucco or cementitious stucco board as part of the masonry definition. The applicant had previously requested counting stucco or cementitious stucco board as part of the 90 percent masonry along Parker Road. As a result, masonry will be defined as brick and stone only for the PD.*
 - *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 shall 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.

D. Townhomes (Single-Family Attached Lots)

The portion of the property to be developed as single-family attached lots shall be in accordance with the (SF-TH) Single-Family Townhouse District base zoning district with the following exceptions, special conditions, restrictions and regulations:

Lots and Homes:

- Minimum lot width shall be 25 feet.
- Minimum lot depth 95 feet
- Minimum lot area shall be 2,350 square feet.
- Minimum setbacks
 - Front yard setback: 10 feet.
 - Side yards:
 - 0' for attached units. A maximum number of 8 units may be attached consecutively in a single structure; and.
 - 10 feet shall be provided between detached structures.
 - Rear yard setbacks:
 - 10 feet
 - Except the front of face of a garage shall be set no less than 18 feet from the property line.
- Front-entry garages shall not be allowed. Garages shall be rear entry and allowed to face alley R-O-W.
- Minimum floor area of homes: Minimum 1,800 square feet. However, a maximum 25% of all townhome units shall be no less than 1,600 -1800 square feet.
- Maximum building coverage shall be 75%.
- Rear entry driveways on corner lots shall be located a minimum of 25 feet from the back of curb on the adjacent side street.

CONCLUSION

Staff believes the request to establish the Planned Development zoning on the property is appropriate. The proposed PD for (SF-PH) Single-Family Patio Home and (SF-TH) Single-Family Townhome with the development regulations is compatible with the surrounding single-family uses to the north and south of the property and adjacent properties to the east and west. The regulations provide enhancements to the residential development.