

RESULT SHEET

Date: 11/21/16

Case No./Name: 11-16Z3 Parker Ranch (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to establish zoning on the subject property to (PD) Planned Development District for (SF-PH) Single-Family Patio Home and (SF-TH) Single-Family Townhome with the following stipulations:

1. City Council adoption of an ordinance annexing the subject property into the city.
2. City Council adoption of a resolution amending the Comprehensive Plan changing the land uses to Residential Single-Family Detached and Attached.
3. Proposed Planned Development Standards for Parker Ranch:

General:

1. Development shall be in accordance with the Conceptual Site Plan, as shown as Exhibit C; Conceptual Landscaping Plans and Buffers, as shown as Exhibit D; Conceptual Building Elevations – Single-Family Detached, as shown as Exhibit E1 and Conceptual Building Elevations - Townhomes, as shown as Exhibit E2; and Typical Street Section, as shown as Exhibit F.
2. Plats shall clearly show and note whether the lots are developed as townhomes or single-family detached.
3. A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting the tract.
4. 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.

Streets:

1. 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 in accordance with Exhibit F.
2. Entry ribbon enhancements shall be provided at the intersection of Parker Road.
3. Alleys are not required for single-family detached homes.
4. Alley lengths shall not exceed 1,000 feet in length.
5. 5-foot sidewalks along back of mountable street curb frontage shall be construction by homebuilder 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.

Landscaping/Screening:

1. 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-foot tall, board-on-board, wooden privacy fence.

2. A minimum 15-foot wide landscaping buffer will be provided along Parker Road, and consist of the following:
 - a. 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.
 - b. Groundcover or decomposed granite and ornamental boulders will be provided in the landscape buffer.
 - c. 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.
3. The main entry monument sign fronting Parker Road at Street C as shown on the Conceptual Landscape Plan and Buffer (Exhibit "D") 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.
4. Parkland dedication "fees-in-lieu-of" shall be \$300 per lot.

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 District base zoning district with the following exceptions, special conditions, restrictions and regulations:

Lots and Homes:

1. Minimum lot width shall be:
 - a. 45 feet, except as provided in b.
 - 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.
2. Minimum lot depth shall be:
 - a. 90 feet, except as provided in b.
 - b. Lots on "eyebrows" and cul-de-sacs shall have a minimum lot depth of 80 feet.
3. Minimum lot area shall be 4,100 square feet.
4. Minimum Setbacks:
 - a. 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.
 - b. 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."
 - c. Minimum side yards abutting streets shall in all cases be 11 feet.
 - d. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
5. Carports are prohibited.

6. Front-entry garages are permitted.
7. All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
8. 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.
9. 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.
10. Minimum floor area of homes:
 - a. Minimum 75% of lots shall contain homes in excess of 2,000 square feet.
 - b. No more than 25% of lots may contain homes between 1,700 and 2,000 square feet.
 - c. Maximum building coverage shall be 60%.
11. Minimum masonry content for facades abutting Parker Road shall be 90%.
12. Chimneys provided on homes adjacent to Parker Road shall be 100% masonry or direct vent.
13. Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street.

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 Townhome District base zoning district with the following exceptions, special conditions, restrictions and regulations:

Lots and Homes:

1. Minimum lot width shall be 25 feet.
2. Minimum lot depth shall be:
 - a. 95 feet except as provided in b.
 - b. Lots on flared alley R-O-W shall have a minimum lot depth of 90 feet.
3. Minimum lot area shall be 2,350 square feet.
4. Minimum setbacks
 - a. Front yard setback: 10 feet.
 - b. Side yards:
 - i. 0' for attached units. A maximum number of 8 units may be attached consecutively in a single structure; and
 - ii. 10 feet shall be provided between detached structures.
 - c. Rear yard setbacks:
 - i. 10 feet except as provided in ii.
 - ii. The front of face of a garage shall be set no less than 18 feet from the property line.
5. Front-entry garages shall not be allowed. Garages shall be rear entry and allowed to face alley R-O-W.
6. Carports are prohibited.
7. On corner lots and at alley intersections, the “corner clips” shall not be considered

when measuring setbacks.

8. On driveways, allow the radius or flare point at the alley 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.
9. At the time of home construction, home builders shall plant a minimum of one street tree in the front yard for every two lots. Root barriers will be installed as required by the City of Carrollton GDS based on location of tree relative to the back of curb.
10. 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.
11. Maximum building coverage shall be 75%.
12. Rear entry driveways on corner lots shall be located a minimum of 25 feet from the back of curb on the adjacent side street.

B. P&Z ACTION from P&Z meeting: 11/07/2016

Result: Motion to approve failed /Vote: 3-3 (Chadwick, Kraus, and Kiser Opposed)
(Chrisman, Diamond, & Romo absent)

C. CC PUBLIC HEARING from CC meeting: 12/06/2016

Result: /Vote: