

COMPREHENSIVE PLAN (LAND USE AMENDMENT)

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

Land Use: The property is currently outside the city limits. Two companion cases are on the agenda for the subject property. The first case is to recommend adopting an ordinance annexing the subject property, and the second, to establish zoning for the same property.

SURROUNDING ZONING**SURROUNDING LAND USES**

NORTH	City of Lewisville	Undeveloped/Single-Family Detached
SOUTH	(O-2) Office District	Undeveloped
EAST	(LR-2) Local Retail District, Town of Hebron, & City of Lewisville	Undeveloped/Retail
WEST	Town of Hebron & City of Lewisville	Undeveloped

REQUEST: Amendment to the Comprehensive Plan and Land Use Map to establish land use designations for Single-Family Detached and Multi-Family Residential and Open Space

PROPOSED USE: Single-Family Detached and Multi-Family Residential and Open Space (in flood plain)

ACRES/LOTS: 145-acres/3 tracts

LOCATION: Northwest of the intersection of Parker Road (FM 544) and Josey Lane

HISTORY: The property was previously in the Town of Hebron and is vacant. Tooth Acres Pet Center is located between the proposed single-family and multi-family tracts. The Town of Hebron disannexed the property on January 2, 2017.

Companion cases to annex and establish zoning for the subject tract is also on this agenda (Case Nos. 01-17MD1 Castle Hills-Clem Tract (Annexation) and 02-17Z2 Castle Hills, Phase 10 (Zoning).

COMPREHENSIVE PLAN: None established

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

OWNER: Clem's Ye Olde Homestead Farms, Ltd.

REPRESENTED BY: CH PH 10, LLC.

STAFF ANALYSIS

PROPOSAL/REQUEST

- The applicant is requesting a change in the land use designation for three tracts totaling approximately 145 acres. Single-Family Detached is proposed for the western 2/3 of the overall site and Multi-Family for approximately 21 acres near the northwest intersection of FM 544 (Parker Road) and Josey Lane. The Indian Creek floodplain (approximately 35.71 acres) would be designated open space.
- The applicant proposes 283 single-family detached lots and multi-family on approximately 21 acres.
- Companion cases, an ordinance annexing and zoning change request are on this agenda (01-17MD1 Castle Hills-Clem Tract (Annexation) and 02-17Z2 Castle Hills, Ph. 10 (Zoning)).
- The subject property was located in the Town of Hebron. An ordinance to disannex from Hebron was approved on January 2, 2017.
- City Council adoption of an ordinance annexing the property is necessary prior to approval of a resolution amending the Comprehensive Plan.

SITE ELEMENTS

- Access into the site would be from Parker Road (FM 544) to the south. Additionally, Josey Lane will provide access to the proposed multi-family tract.
- Parker Road and Josey Lane abutting the subject tract are in the Town of Hebron. Parker Road is a state road and is currently under construction. The proposed annexation request will include future Parker Road right-of-way.
- Parker Road is under construction by TxDOT. The right-of-way will meet the Thoroughfare Plan upon completion.
- Tooth Acres Pet Care Center is located in-between the proposed single-family detached and multi-family tracts. Tooth Acres is located in the Town of Hebron. The pet care center is not included in the annexation request.

COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan describes the Single-Family Detached Residential, and Multi-Family 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.)

Multi-Family Residential (12+ Dwelling Units Per Net Acre). This category represents conventional, higher-density multi-family development, whether intended to be renter-occupied (apartments) or owner-occupied (condominiums), and which are characterized by two- to three-story structures, depending on the applicable zoning district. Although this type of development traditionally serves as a transition between lower-density residential areas and commercial or industrial areas, it is still a residential use and should therefore be properly buffered from incompatible non-residential uses and appropriately sited regarding traffic circulation and access. Appropriate zoning districts may include Multi-Family (MF-12, MF-15, MF-18) and Planned Development (PD) with one or more of these uses.

The following policies found in the Comprehensive Plan form the intention of the City Council regarding development issues within the City related to the subject site:

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, west, and south of the Gulf, Colorado, and Santa Fe Railroad.

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 to a more conventional suburban development pattern. Development as proposed would be in accordance with longer term changes occurring 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 and multi-family would be compatible with the surrounding land uses and anticipated residential to be developed nearby.

URBAN CENTERS

UD-5 All on-site drainage features should be treated in a natural manner so that they create an amenity.

- a. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control.
- b. Headwalls should be faced with natural stone when visible from public areas.
- c. Drainage courses should use vegetation, stone, and soil engineering (soil lifts and plant material used in a structural manner) as appropriate, rather than concrete for erosion control.

The proposed development will utilize natural features including the creek and drainage area as open space and trails. The Indian Creek floodplain will be designated Open Space with the proposed future land use amendment.

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 not appropriate at this location.

CONCLUSION

The proposed changes to the future land use map appear appropriate and consistent with the proposed zoning with the accompanying Case No. 02-17Z2 Castle Hills, Phase 10 (Zoning).