

**ZONING**

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. The second case is to amend the comprehensive plan and designate future land uses.

**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:** Request to establish zoning to Planned Development District (PD) for the (SF-5/12) Single-Family Residential and (MF-18) Multi-Family Residential Districts with development standards

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

**ACRES/LOTS:** 145 acres/2 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 undeveloped. Tooth Acres Pet Center is located between the proposed single-family and multi-family tracts. Disannexation from the Town of Hebron occurred on January 2, 2017.

Companion cases to annex and amend the comprehensive plan (future land use map) for the subject tract are also on this agenda (Case Nos. 01-17MD1 Castle Hills-Clem Tract (Annexation) and 02-17MD2 Castle Hills, Phase 10 (Comp-Plan)).

**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**

This is a request to establish zoning on a proposed annexation tract, of approximately 145 acres, to a Planned Development District (PD) for the (SF-5/12) Single-Family Residential and (MF-18) Multi-Family Residential.

The applicant proposes single-family detached lots, open space, and multi-family.

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

#### **CURRENT ORDINANCE REQUIREMENTS**

The subject property was located in the Town of Hebron. The Town of Hebron disannexed the property on January 2, 2017.

Two companion cases are on the agenda for the property (01-17MD1 Castle Hills-Clem Tract (Annexation) and 02-17MD2 Castle Hills, Ph. 10 (Comp-Plan)). 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.

The proposed PD would establish zoning and development regulations and contain a conceptual site plan, landscape plan and buffers, entry wall and signs, and typical street section exhibits.

#### **ELEMENTS TO CONSIDER:**

- Surrounding properties near the intersection of FM 544 (Parker Road) and Josey Lane have been developing primarily as single-family detached. Two single-family subdivisions are under construction north and east-northeast of the subject property, along Josey Lane, while existing single family subdivisions are to the south and southwest. The only exceptions are on the hard corners of the two thoroughfares, where there is an existing liquor store at the

northwest corner, in the Town of Hebron, the Race Trac and medical offices at the southeast corner, anticipated commercial development on vacant tracts at the southwest and northeast corners where properties are zoned (LR-2) Local Retail.

- The proposed request would rezone the approximately 145 acres, on two tracts, to Planned Development (PD), to allow single-family detached, open space, and multi-family with development standards.
- Tract 1 would include 111.58 acres to be zoned single-family, including 41, 50, 65, and 80-foot wide lot products. The area will include common area lots and an open space area along the flood plain of Indian Creek.
  - The applicant proposes approximately 283 single-family lots;
  - The number of 41-foot wide lots will be limited to a maximum 91 lots;
  - Front-loaded driveways are proposed for all lots;
  - Street trees will be provided throughout at a rate of one (1) four inch (4") caliper tree for every forty linear feet (40') of roadway frontage. The applicant is requesting a waiver to removing or preserving existing trees, as new trees will be planted along all roadway frontages;
  - Hike and bike trails, constructed, owned, and maintained by the Home Owner's Association (HOA) will be located in the open space along Indian Creek. The applicant is requesting park fees be waived as open space, common area lots, and hike and bike trails will be constructed and owned and maintained by Castle Hills;
  - Street right-of-way is proposed to be reduced from the standard fifty feet (50') to forty-one feet (41'), as approved in Singer Ranch. The proposed residential street pavement width of thirty-one feet (31') is in conformance with city requirements. Easements will be provided to accommodate utilities and five-foot (5') wide sidewalks (standard sidewalk widths are four feet (4')) (See Typical Street Section and Utility Location Exhibit);
  - Front setbacks from homes will be reduced from the standard twenty feet (20') to thirteen feet (13'). However, garage doors shall be setback a minimum twenty feet (20'), measured from street (right-of-way).
    - *The Planning and Zoning Commission identified concerns regarding the ability of driveways to accommodate larger vehicles due to the short depth between the sidewalk and garage doors (See proposed Typical Street Section and Utility Location Exhibit). One commissioner was concerned some parked vehicles on driveways would extend over the five-foot sidewalk forcing pedestrians to use the pavement of the street for pass-through access.*
    - *The applicant has stated the Castle Hills covenants and restrictions are enforced. The applicant indicated violation letters are sent out to residents' homes where parking is observed on driveways.*

- *The 20-foot garage door setback is measured from the front property line and 41-foot right-of-way, and includes the five-foot wide sidewalk. This would provide 15-feet clearance for vehicles parked in driveways, without crossing the sidewalk.*
- *Singer Ranch, approved by City Council, and Castle Hills, Phase 8 in Lewisville, have 41-foot wide streets with a 20-foot front-loaded garage setback, with the 5-foot sidewalks.*
- Interior side yard setbacks will be a minimum five feet (5') for 41, 50, 65 and 80-foot wide lots. Another option allows the 41 and 50-foot wide single-family lots to have two (2') and eight (8') feet interior side yard setbacks, as long as there is a minimum ten feet (10') between buildings;
- Minimum home sizes will range from one thousand six hundred square feet (1,600 sf) for the forty one-foot (41') product to two thousand two hundred square feet (2,200 sf) for the eighty-foot (80') wide lots;  
*Staff had requested the applicant provide a maximum number of homes to be limited, under 2,000 square feet. However, the applicant prefers to allow homes to 1,600 square feet for 41-foot wide lots and 1,800 square feet for 50-foot wide lots.*
- Consistent with City Council's past actions, all exterior home façade content shall be a minimum ninety percent (90%) masonry (brick and stone) and one hundred percent (100%) masonry (brick and stone) for chimneys where adjacent to thoroughfares (Parker Road); and
- All garage doors shall be decorative wood or "faux wood" or equivalent paneled door.
- Tract 2, 20.91 acres, is proposed to be occupied by the multi-family product, nearest the northwest intersection of FM 544 and Josey Lane, adjacent to the liquor store in the Town of Hebron.
  - Base multi-family zoning allows up to eighteen (18) units per acre. The applicant is requesting a maximum twenty and six tenth (20.6) units per acre or 430 units;
  - Entry drives shall contain canopy trees along the six-foot (6') wide sidewalks creating a pedestrian friendly entry for multi-family buildings at the entrance of FM 544 (Parker Road) and Josey Lane;
  - A twenty-foot (20') landscape buffer will be maintained along FM 544 (Parker Road) and Josey Lane;
  - Since the multi-family development is not yet far along in the development stage, an approved technical site plan including landscaping, building elevations, and preliminary grading will be required through the Planning and Zoning Commission and City Council; and
  - Main and accessory structures shall be setback minimum twenty-feet (20') from property zoned Single-Family and Parker and Josey. A minimum fifteen-foot

(15') setback would be allowed adjacent to the commercial development to the east.

- The applicant proposes the same general development regulations approved in Singer Ranch, except for added requirements for the four (4) single-family residential lot types and the multi-family. Singer Ranch, Castle Hills (southeast corner of Old Denton and Windhaven (Carrollton Parkway)) is under construction and will contain only forty one-foot (41') minimum lot product with front-loaded driveways and reduced setbacks.

## **CONCLUSION**

The proposed PD is appropriate and compatible based on the surrounding zoning and land uses. The single family detached is an extension of Castle Hills and will be developed to the covenants and restrictions, in addition to the zoning proposed herein. The multi-family is located near the intersection of Parker Road (FM 544) and Josey Lane, adjacent to commercial land (developed and undeveloped) to the east and south. Single family detached is under construction to the north and east-northeast of the proposed multi-family. Enhancements including street trees, open space, hike and bike trails, and a variety of lot sizes are proposed in the single-family development. A technical site plan for multi-family will be required through both the Planning and Zoning Commission and City Council.