

RESULT SHEET

Date: 02/17/17

Case No./Name: 02-17Z2 Castle Hills, Phase 10 (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to establish zoning on the subject property to (PD) Planned Development District for the (SF-5/12) Single-Family Residential and (MF-18) Multi-Family Residential Districts 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 Single-Family Detached and Multi-Family Residential.
3. Proposed Planned Development Standards for subject property (contained in the proposed ordinance):

I. General Regulations for Tracts 1 and 2:

- A. Development shall be in accordance with the Conceptual Site Plan attached hereto and incorporated herein as Exhibit C.
- B. An "entry ribbon" consisting of decorative concrete pavers shall be placed in each driveway or street intersecting with FM 544 and Josey Lane. Said entry ribbon shall be no less than ten feet (10') in depth and shall extend across the width of the street and shall generally align with the abutting sidewalk.
- C. Landscaping and perimeter screening walls and entry signs along FM 544 or Josey Lane shall be provided in accordance with the Conceptual Landscape Plan and Buffering Plan; and the Conceptual Entry Wall & Sign exhibits attached hereto and incorporated herein as Exhibits D and E respectively.
- D. No tree survey shall be required and all tree preservation or remediation that might be required are addressed by the planting of street trees, buffer trees within the Parker Road and Josey Lane buffer areas, entry trees, parkway trees, homebuilder planted trees on lots, etc.

II. Tract 1 – Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive

Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

III. Tract 1 - Special Development Standards

Development shall be in accordance with the following conditions restrictions, and regulations:

A. General

1. Development shall be in accordance with the Conceptual Site Plan attached hereto and incorporated herein as Exhibit C.
2. The preliminary plat shall show the location and number of each of the four single family lot types – 41-feet, 50-feet, 65-feet, and 80-feet wide tracts. All final plats shall indicate the type(s) and number of single family residential to be developed. All plat applications shall provide a record of the number of total single family lots in the PD, by type, as part of the plat submission.
3. The final plat shall provide the location and type of lot based on lot width and number of common area or open space lots. Additionally, the final plat shall specify the interior side yard setbacks for the 41-feet and 50-feet wide lot products for each block.
4. A maximum ninety-one (91) forty-one foot (41') wide single-family lots are allowed.
5. Alleys shall not be required.
6. A landscape buffer a minimum of fifteen feet (15') in width as measured to "back of curb" shall be provided along FM 544 (Parker Road). Said landscape buffer shall be in accordance with the Conceptual Landscape Plan Details attached hereto and incorporated herein as Exhibit D. A landscape license agreement where said buffer encroaches into the public right-of-way shall be executed between the City of Carrollton and the Castle Hills homeowners association
7. Perimeter screening walls and entry signs along FM 544 shall be provided in accordance with the Conceptual Landscape Plan and the Conceptual Entry Wall & Sign exhibits attached hereto and incorporated herein as Exhibit E.
8. A minimum one (1) four-inch (4") caliper canopy tree shall be planted along streets at a rate of one (1) tree for every forty feet (40').
9. Hike and bike trails, including along the Indian Creek floodplain, shall be constructed, owned, and maintained by a Home Owner's Association (HOA).
10. Common Area lots shall be owned and maintained by a Home Owner's Association (HOA).
11. The requirement for a payment of a fee in lieu of dedication for park and recreation development shall be waived for this proposed development.

B. Streets

1. Streets generally may be designed with a forty-one foot (41') right of way, thirty-one foot (31') pavement (measured "back to back") and eight-foot (8') sidewalk and utility easements, five-foot (5') sidewalks, in accordance with the Typical Street Section attached hereto and incorporated herein as Exhibit F.

C. Single-Family Development Standards:

1. General Standards for all Single-Family Lots

- a) Minimum front yard setback for single family lots shall be thirteen feet (13') with no encroachments allowed except for roof overhangs.
- b) Minimum garage door setback of twenty feet (20') for garages facing a street.
- c) Minimum side yard setback, abutting a street not designated as an arterial or collector on the Carrollton Transportation Plan shall be eleven feet (11'), provided however that unenclosed porches, chimneys, eaves, and similar architectural features, bay or bow windows and sunrooms (being enclosed room no more than fifteen feet (15') in width and having glass on at least fifty percent (50%) of each encroaching face) may encroach into the setback up to five feet (5'), provided the structures are not in the visibility triangle.
- d) Maximum building coverage shall be sixty percent (60%).
- e) Minimum rear yard setback shall be fifteen feet (15').
- f) Minimum masonry content for facades abutting Parker Road shall be ninety percent (90%).
- g) Chimneys provided on homes adjacent to Parker Road shall be one hundred percent (100%) masonry or direct vent.
- h) All garage doors shall be a decorative wood or "faux wood" or equivalent paneled door.

2. Type 1: 41-foot wide single-family detached homes:

- a) Minimum lot width shall be forty-one feet (41').
- b) Minimum lot depth shall be one hundred-feet (100').
- c) Minimum lot area shall be four thousand one hundred-square feet (4,100 sf).
- d) Minimum interior side yard setback shall be five feet (5') or two (2') and eight (8') feet, as long as a minimum ten foot (10') separation remains between structures.
- e) Minimum home size shall be one thousand six hundred-square feet (1,600 sf), exclusive of garages and unenclosed breezeways or porches.

3. Type 2: 50-foot wide single-family detached homes:

- a) Minimum lot width shall be fifty feet (50').
- b) Minimum lot depth shall be one hundred and five feet (105').
- c) Minimum lot area shall be five thousand two hundred and fifty square feet (5,250 sf).
- d) Minimum interior side yard setback shall be five feet (5') or two (2') and eight (8') feet, as long as a minimum ten foot (10') separation remains between structures.
- e) Minimum home size shall be one thousand eight hundred-square feet (1,800 sf).

4. Type 3: 65-foot wide single-family detached homes:

- a) Minimum lot width shall be sixty-five feet (65').
- b) Minimum lot depth shall be one hundred and ten feet (110').
- c) Minimum lot area shall be seven thousand one hundred and fifty-square feet (7,150 sf).

- d) Minimum home size shall be two thousand-square feet (2,000 sf).
 - e) Minimum interior side yard setback shall be five feet (5').
5. Type 4: 80-foot wide single-family detached homes:
- a) Minimum lot width shall be eighty feet (80').
 - b) Minimum lot depth shall be one hundred and fifteen feet (115').
 - c) Minimum lot area shall be nine thousand two hundred-square feet (9,200 sf).
 - d) Minimum home size shall be two thousand two hundred square feet (2,200 sf).
 - e) Minimum interior side yard setback shall be five feet (5').

III. Tract 2 - Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multifamily Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multifamily Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XX and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

IV. Tract 2 - Special Development Standards

Development shall be in accordance with the following conditions restrictions, and regulations:

A. General

- 1. Maximum density (Dwelling units per net acre) shall be twenty and six-tenths (20.6) dwelling units per acre.
- 2. Entry drives or streets from Josey Lane or FM 544 shall include canopy trees with minimum six-feet (6') wide pedestrian sidewalks with building setbacks within ten feet (10') from street/drive sidewalks.
- 3. No parking spaces shall be allowed between FM 544 or Parker Road and buildings. Although parking spaces visible from FM 544/Parker Road are acceptable.
- 4. A twenty foot (20') landscape buffer shall be maintained from the front property line along FM 544 and Josey Lane.

B. Technical Site Plan Review

- 1. Technical site plan approval for multi-family development is required by the

Planning and Zoning Commission and City Council.

2. The technical site plan review shall consider the following:
 - a) Scale comparison with surrounding land uses and properties, including but not limited to cross-sections along adjacent streets, homes, comparison of building heights (and number of stories);
 - b) Preliminary proposed grading plans;
 - c) Colored building elevations with articulation, building materials, and roof profiles;
 - d) Site plan design including but not limited to circulation, amenities, accessory structures, and location/design of retention/detention;
 - e) Landscaping buffering including but not limited to street trees, parking lots, open space, and along FM 544 and Josey Lane.

C. Special Parking Regulations:

1. The off-street parking requirements shall exclude parking requirements for all recreational uses (i.e. pool, amenity center, etc.).
2. Shared parking across lot/parcel lines shall be allowed to satisfy the required off-street parking requirement for adjacent multi-family development only.
3. No outdoor storage of recreational vehicles, boats, or other large profile vehicles where such items are visible from the periphery of the property is allowed.

D. Height and Area Regulations:

1. Minimum floor area per dwelling unit for an efficiency unit shall be minimum five hundred square feet (500 sf) of living area.
2. Maximum height of structure shall be three (3) stories (A maximum height of four (4) stories is allowed where an enclosed garage occupies the first floor of the building).
3. Maximum amount of impervious coverage shall be ninety percent (90%) (as a percentage of total lot area).
4. Setbacks:
 - a) Main and accessory structures adjacent to property zoned to a Single-Family Residential District (SF) per the City of Carrollton Zoning Ordinance, FM 544, Josey Lane, or west property line shall have a minimum twenty-foot (20') setback.
 - b) Main and accessory structures abutting property zoned a Single Family Residential District (SF) per the City of Carrollton Zoning Ordinance to the east shall have a minimum fifteen-foot (15') setback.

B. P&Z ACTION from P&Z meeting: 02/02/2017

Result: **APPROVAL** /Vote: 7-1(Denholm opposed and Romo absent)

C. CC PUBLIC HEARING from CC meeting: 02/28/2017

Result: /Vote: