

RESULTS SHEET

Date: 07/12/17

Case No./Name: 04-17Z1 Mustang Park, Phase 10

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends approval with the following stipulation:

1. Development shall be in general conformance with the attached applicant's exhibits, provided however that:
 - a. A masonry screening wall shall be shown on the Conceptual Landscape Plan along the southern, eastern and western boundary ensuring the detail of the wall is consistent with PD-175.
 - b. The northern perimeter screening shall be a board-on-board wooden privacy fence (6 ft. minimum height) with metal posts facing inward and installed by the developer.
 - c. Privacy fencing for single-family lots:
 - Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
 - The maximum height of fences shall be six feet (6').
 - Fences may not extend closer than ten feet (10') from the nearest front corner of the home
 - d. Front Yard Trees:
 - At least one (1) ornamental tree shall be required in front yard of each lot. The placement of trees shall not impede sight visibility.
 - Multi-trunk trees shall be a minimum of three inches (3") in diameter measured as follows: the diameter of the largest stem plus ½ the diameter of remaining stems.
 - e. Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
 - f. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision. Said entry ribbon shall be no less than six feet (6') in depth and shall extend across the width of the entrance. The entry ribbon shall be called-out on the Conceptual Landscape Plans and Zoning Exhibit at the entrances from Plano Parkway and Dozier Road.
 - g. Minimum front yard setback (house face) shall be ten feet (10') and maximum twenty feet (20'); the minimum front yard setback for a garage shall be twenty feet (20').
 - h. Carports and garage awnings are prohibited.
 - i. Front-entry garages are permitted.

- j. All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
- k. The cul-de-sac pavement radius shall be fifty feet (50’) minimum to the face of the curb.
- l. Drainage design shall meet the storm water ordinance.
- m. On corner lots, the side setback adjacent to the right-of-way shall be ten (10) feet, including key lots.
- n. Minimum lot size shall be 4,000 square feet.
- o. Minimum lot width shall be forty-five feet (45’).
- p. Minimum lot depth shall be eighty-five feet (85’).
- q. Minimum floor area of dwelling unit shall be 1,800 square feet.
- r. Maximum lot coverage shall be 65%.
- s. Chimneys provided on homes adjacent to Parker Road and Dozier Road shall either be 100% masonry or direct vent.
- t. Exterior façade materials shall consist of a minimum of ninety percent (90%) brick and/or stone.

B. P&Z ACTION from P&Z meeting: 06/01/17
Result: **APPROVED** with stipulations /Vote: 9-0

C. CC RECOMMENDATION from CC meeting: 07/11/17
Result: /Vote: