

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (CC) Corporate Commercial District and PD-175 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-207 for the (SF-5/15) Single-Family Residential District and Town of Hebron	Proposed Single-Family Residential Subdivision and Existing Commercial Use (Hebron)
SOUTH	PD-175 for the (LR-2) Local Retail District (Part of Mustang Park)	Proposed Office Condo Across Plano Parkway
EAST	Town of Hebron	Undeveloped and Commercial Type Use
WEST	PD-193 for the (CC) Corporate Commercial District	Warehouse Distribution

REQUEST: Approval of an amendment to PD-175 (rezoning from LR-2 and CC to (SF-5/12) Single-Family Residential) for a future subdivision, Latera

PROPOSED USE: Single-Family residential subdivision

ACRES/LOTS: Approximately 11 acres/55 residential lots and five common area lots

LOCATION: Northwest corner of Dozier Road and Plano Parkway

HISTORY: PD-175 (Ordinance 3019) was established in 2005 for the Mustang Park development.

PD-175 has been through various changes since its initial Council adoption.

COMPREHENSIVE PLAN: Medium Intensity Commercial and Office

TRANSPORTATION PLAN: Plano Parkway is designated as an (A6D) Six-Lane Divided Arterial and Dozier is designated as a (C2U) Two-Lane Undivided Collector.

OWNER: Mustang Carrollton Properties, Ltd.

REPRESENTED BY: Jed Dolson/Green Brick Partners

STAFF ANALYSIS

PROPOSAL

The applicant is requesting an amendment to PD-175 (rezoning from LR-2 and CC to SF-5/12 Single-Family Residential) for a future single-family residential subdivision, Latera.

ELEMENTS TO CONSIDER

1. The applicant proposes a 55 lot residential subdivision.
2. The PD will change the zoning to (SF-5/12) Single-Family Residential with some alternative to the requirements of the Comprehensive Zoning Ordinance.
3. 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.
4. Alleys are not required.
5. All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
6. Chimneys provided on homes adjacent to Plano Parkway and Dozier Road shall either be 100% masonry or direct vent.
7. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6’) in depth and shall extend across the width of the driveway.
8. The minimum exterior brick or stone content is 70%; the applicant proposes a minimum 90% brick and stone veneer.
9. Per Article XI, Section F of the Comprehensive Subdivision Ordinance, a solid opaque masonry screening wall is required along Plano Parkway and Dozier Road.
10. Per Article XXV, Section C of the Comprehensive Zoning Ordinance, a solid opaque masonry screening wall is required along the western perimeter of the proposed subdivision.

DEVELOPMENT STANDARDS (LOTS AND HOMES):

- On corner lots, the side setback adjacent to the right-of-way shall be ten (10) feet, including key lots.
- Carports are prohibited.
- Front-entry garages are permitted.
- Minimum lot size shall be 4,000 square feet in lieu of 5,000 square feet.
- Minimum lot width shall be forty-five feet (45’) in lieu of fifty feet (50’).
- Minimum side yard setback shall be ten feet (10’) on street in lieu of fifteen feet (15’).
- Minimum front yard setback shall be ten feet (10’) and maximum twenty feet (20’) in lieu of twenty feet (20’); twenty feet (20’) to garage in lieu of eighteen feet (18’).
- Maximum lot coverage shall be 65% instead of 55%.
- Minimum living floor area of dwelling unit shall be 1,800 square feet in lieu of 1,200 square feet.
- Minimum brick/stone façade content shall be 90% instead of 70%.

- Chimneys provided on homes adjacent to Parker Road and Dozier Road shall either be 100% masonry or direct vent.

CONCLUSION

Staff believes the development proposal to amend the Planned Development is appropriate for the proposed residential subdivision. Further, the development proposal is consistent with recent development proposals in the area.