



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 6, 2018

SUBJECT: ZC 2018-16 Public hearing and consideration of a request from Howe Wood Company for a zoning change from PD Planned Development, O-1 Office, and AG Agricultural to RI-PD Residential Infill Planned Development in the 9200 block of Amundson Drive and 6900 block of Precinct Line Road, being 8.222 acres described as Highland Park Addition, Blocks 1-5; and Tracts 3E and 3F, T.K. Martin Survey, Abstract 1055.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of The Phillip Oliver Trust, Kara Elizabeth Jones Trust, and Sanjay Chandra, Howe Wood and Company is requesting a zoning change from PD Planned Development, O-1 Office, and AG Agricultural to RI-PD Residential Infill Planned Development on an 8.222-acre site generally located near the southwest corner of Precinct Line Road and Amundson Drive. The applicant is proposing a 38-lot single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is an 8.222-acre site with frontage on Amundson Drive and Precinct Line Road. The site abuts the Huntington Square office development located on the hard corner of the two streets. A little over half of the property is the undeveloped Highland Park residential subdivision, approved in June 2007 by Ordinance 2937 (Case ZC 2006-23) for 21 single-family lots on 4.339 acres. The remaining 3.883 acres fronts Precinct Line Road, and one property is developed with a single-family residence.

The proposed development includes 38 single-family lots with an approximate density of 4.6 dwelling units per acre. The typical lot size is 50 feet wide and 110 feet deep. The minimum lot size is 5,400 square feet, with an average lot size of 6,748 square feet. A site plan of the project is attached.

The development is accessed from street entrances on Amundson Drive and Precinct Line Road. The development also includes a street right-of-way connection to the property west of the site, which provides street access to the property in the event that it develops in the future. This connection is provided to address Planning and Zoning



Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.

The development incorporates approximately 33,615 square feet of open space, which makes up 9.4% of the site. This includes an open space lot on the west side of the property that may be developed as a storm water detention area. An open space lot near the southeast corner of the development is designed as a 57-foot wide street median with one-way traffic flow around the space. Both open space lots would include cluster mailboxes for the neighborhood. A conceptual landscape plan is attached.

The following is a summary of the proposed standards associated with this RI-PD application. A complete description of the proposed standards is attached.

- a. Dwelling units. The minimum dwelling unit size is 2,000 square feet for all lots. The maximum structure height is 38 feet, which is the same as all other residential zoning districts.
- b. Building materials. At least 85% of the exterior wall surface area must be faced with masonry materials, except for areas above the roofline. All roofs have a minimum pitch of 8:12. The buildings will include decorative elements such as divided light windows, enhanced brick details, cedar shutter accents, decorative coach lighting, and cast stone accents.
- c. Garages. Front entry garages would be permitted. At least 19 of the garages must have individual doors separated by a column. The widths of the garages must not exceed 60% of the width of the house. All garage doors must be raised or recessed panel or carriage house design, and may be faced with wood or be a steel door with the appearance and color of a wood-grain finish.
- d. Driveways. Surface materials for driveways must be salt finished, broom finished, or stamped and stained concrete. Drive approaches for Lots 1 and 22, Block A are restricted to the west sides of the lots and must be located opposite the intersecting streets. The drive approaches on four lots on the curve around the open space lot would be allowed to have approaches wider than 40% of the lot width.
- e. Sidewalks. A five-foot wide sidewalk would be constructed adjacent to Amundson Drive and Precinct Line Road. A four-foot wide sidewalk would be constructed on each residential lot, but the sidewalk would not be required on the open space lots.
- f. Fencing. A masonry screening wall must be constructed adjacent to Amundson Drive and Precinct Line Road. A wood rail style fence may be constructed on the open space lot on the west side of the development, which will match the fence on the adjacent property. Rear yard fencing adjacent to the Martin Oaks residential properties on the south must be an ornamental metal fence. All other privacy fences can be ornamental iron or pre-stained board-on-board cedar fence with top cap and side trim.



- g. Street trees. One ornamental or canopy tree will be installed in the front yards and one canopy tree will be installed between the sidewalk and curb adjacent to each residential lot. On corner lots, three trees will be installed, with one tree located on the front and two trees on the side. The spacing of the trees will be at least 20 feet.
- h. Landscaping. All landscaped areas on residential lots must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All landscaping and irrigation in the open space lots must be maintained by the homeowner’s association.
- i. Decorative elements. Crosswalks at the street intersection will be constructed of stained and stamped concrete. Decorative streetlights and street sign poles will be installed at appropriate locations along the street.
- j. Detention pond. In the event a detention pond is necessary for the development, a provision to allow a detention pond is included in the standards.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential” and “Office.” The “Low Density Residential” designation is intended to provide for traditional, low-density single-family detached dwelling units. The “Office” designation is intended to permit professional and organizational offices with accessory and related uses.

The Strategic Plan Committee reviewed the area around the Amundson Drive and Precinct Line Road intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the Committee or adopted by City Council, it is anticipated that this area would be recommended for low density residential development. Final recommendations are planned for presentation and adoption later this year.

CURRENT ZONING: The property is currently zoned PD Planned Development, O-1 Office, and AG Agricultural. The existing planned development is related to the Highland Park subdivision, which was not developed.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential O-1 Office	Low Density Residential Office	Single-family residences Offices (Huntington Square)
WEST	R-1-S Special Single-Family	Low Density Residential	Single-family residence



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
SOUTH	R-1-S Special Single-Family R-2 Single Family Residential	Low Density Residential	Single-family residences
EAST	(Located in Hurst)	(Located in Hurst)	Single-family residences

PLAT STATUS: A portion of the property is platted as Highland Park Addition, but this subdivision was not developed. The remainder of the property is unplatted. If approved, the application would be followed by a Preliminary Plat and Final Plat for the new subdivision prior to construction.

CITY COUNCIL: The City Council will consider this request at the September 24, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-16.