



Legislation Details (With Text)

File #:	21-4006	Version:	1	Name:	ZC#21-003: Public hearing continuation for a change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 4 acres out of the Ray Grevious Survey, Abstract No. 1307, Tarrant County
Type:	Zoning Case	Status:			Passed
File created:	3/24/2021	In control:			Planning and Zoning Commission
On agenda:	4/5/2021	Final action:			4/5/2021
Title:	ZC#21-003: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 4 acres out of the Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (engineer) on behalf of Mouaz Allababidi of Allababidi Foundation, LLC (owner)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information.pdf, 2. Exhibit A - Property Description.pdf, 3. Exhibit B - Development Plan.pdf, 4. Exhibit C - Enhanced Entryway Plan.pdf, 5. Exhibit D - Landscape and Screening Plan.pdf, 6. Exhibit E - Residential Elevations.pdf, 7. Driveway Acceptance Letter.pdf, 8. Letter of Opposition.pdf

Date	Ver.	Action By	Action	Result
4/5/2021	1	Planning and Zoning Commission	Approved	Pass

ZC#21-003: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 4 acres out of the Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (engineer) on behalf of Mouaz Allababidi of Allababidi Foundation, LLC (owner)

Existing Use: Single-family residential

Existing Zoning: PR, Pre-Development District

Surrounding Land Use & Zoning:

North -Vacant land and single-family residential, PR & SF-12/22

South - Single-family residential, PR

East - Holland Rd.; Single-family residential (City of Arlington) across the street

West - Single-family residential, PR

Thoroughfare Plan Specification:

N. Holland Rd. - local collector (two-lane undivided)

Collins St. - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 4 acres with an existing single-family residential home. The

applicant is requesting to rezone the property from PR Pre-Development District to PD Planned Development District for single-family residential uses.

Development Plan and Regulations

The applicant plans to develop a single-family residential development called Damascus Gardens with nine residential lots and three open space lots. A new public street, Damask Rose Court, will extend from Holland Road through the middle of the property with the lots located on either side. In order to accommodate this configuration, the proposed lots are shallower than what the existing zoning allows, which is the primary reason for the zoning change. Due to the shallower lots, the front and rear setbacks will also be reduced. The development will have a gross density of 2.25 dwelling units per acre and will have the following minimum standards:

Minimum Lot Area: 12,000 sq. ft.
Minimum Lot Width: 120'; 79' at cul-de-sac
Minimum Lot Depth: 95'; 70' at cul-de-sac
Minimum Front Yard: 20'
Minimum Rear Yard: 15'
Minimum Interior Side Yard: 10'
Minimum Residential Floor Area: 2,600 sq. ft.
Maximum Height: 35'
Maximum Lot Coverage: 45%

The architecture and community design standards will adhere to Section 4600 of the Zoning Ordinance, with the exception that the homes will be allowed to be up to 100% stucco. Staff does not support the deviation from the architectural requirements to allow 100% stucco as it out of character for the area; staff recommends the homes be at least 80% masonry as required by Section 4600.

Access and Circulation

The development will be served by a single public street (Damask Rose Court), which will connect directly to Holland Road. In addition, right-of-way will be dedicated along Holland Road to accommodate future expansion and improvements. With this development, the existing driveway that is shared with the property to the south will need to be reconfigured, which the adjacent property owner has agreed to. Off-street parking and loading standards will adhere to Section 7200 of the Zoning Ordinance as it relates to single-family residential uses.

Enhanced Entryway Plan

The entrance into the development on Damask Rose Court will include an enhanced entryway. As indicated in the Enhanced Entryway Plan (Exhibit C), the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete (stamped patterned colored concrete), decorative street lighting, enhanced architectural features (enhanced screening wall with signage and 8' architectural columns), and enhanced landscaping features (shade trees, ornamental trees, shrubs, and ground cover).

Landscaping, Screening, and Amenities

A Landscape and Screening Plan (Exhibit D) has been provided for the development. As required for 12,000 sq. ft. lots, each residential lot will include four medium-size canopy trees with a minimum of two in the front yard. In addition, an open space lot (Lot 11X) will be located at the northeast corner of the development near the entrance, which will include a detention pond, mail kiosk, bench, trash

receptacle, walking path, and gazebo. Landscaping will also be provided at the entryway and in open space lots along Holland Road. A 6' masonry screening wall with 7' columns will screen Lot 2 from Holland Road and a 6' ornamental metal fence with 7' masonry columns will screen the open space lot (Lot 11X) from Holland Road; this open-style fence will allow for proper drainage and provide for views of the landscaped pond. A 6' board-on-board wood fence with cap rail will be provided along the north, west, and south perimeters of the development to provide for consistent screening adjacent to surrounding residential properties.

Residential Elevations

The applicant has provided elevations for the proposed homes, which show a Mediterranean style of architecture, including some use of stucco and barrel tile roofing, as well as side-loaded garages. The elevations appear to be well articulated, with numerous façade recesses and projections, roof variations, windows, materials changes, and some covered entryways. The applicant has indicated the homes will adhere to Section 4600 of the Zoning Ordinance, with the exception that the homes will be allowed to be up to 100% stucco. Staff does not support the deviation from the architectural requirements to allow 100% stucco as it out of character for the area; staff recommends the homes be at least 80% masonry as required by Section 4600.

The proposed development will provide for an infill residential development including single-family residential uses. The Land Use Plan recommends continued development as suburban residential consistent with adjacent development. While the immediate surrounding properties are generally a half-acre or larger, properties further to the south and west have been built out at suburban densities and it is expected this area will continue to redevelop at suburban densities as land becomes more scarce. The proposed development also provides for lots that have the minimum lot size required by the existing zoning. The primary reason for the Planned Development zoning request is to allow lots with a shallower depth than the current zoning would allow in order to provide for a double-loaded street where all lots back to the surrounding properties. The shallower lot depths also require reduced front and rear setbacks, which are consistent with setbacks in other developments in the City. Staff does not support the exception to allow homes with up to 100% stucco and recommends the homes follow allow aspects of Section 4600 of the Zoning Ordinance, including the minimum 80% masonry percentage. The landscaping, pond, neighborhood amenities, and entryway features will add value and interest to the development, while screening helps to provide privacy for neighborhood residents and reduce any impacts to surrounding properties.

Staff recommends approval with the following conditions:

1. The applicant must provide written permission from the City of Arlington for sanitary sewer access.
2. The applicant must provide written permission from the City of Arlington that they acknowledge receiving extra runoff.
3. The applicant must confirm whether the existing water main has an adequate fire flow or not.
4. Remove the exception to allow up to 100% stucco; the development architecture and materials must adhere to Section 4600 of the Zoning Ordinance, including the requirement for at least 80% masonry.

Attachments:

Maps and Supporting Information
Exhibit A - Property Description
Exhibit B - Development Plan

Exhibit C - Enhanced Entryway Plan
Exhibit D - Landscape and Screening Plan
Exhibit E - Residential Elevations
Driveway Acceptance Letter
Letter of Opposition