



Legislation Details (With Text)

File #:	21-4046	Version:	2	Name:	Ordinance - Public Hearing and Second Reading of an Ordinance Approving 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, Abst
Type:	Ordinance	Status:			Passed
File created:	4/15/2021	In control:			City Council
On agenda:	5/10/2021	Final action:			5/10/2021
Title:	Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving 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) (ZC#21-003)				
Sponsors:	Matt Jones				

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A, 3. Exhibits B - E, 4. Driveway Acceptance Letter, 5. Letters of Acceptance from City of Arlington, 6. Letter of Opposition, 7. Letter of Support, 8. Response Letter from Applicant

Date	Ver.	Action By	Action	Result
5/10/2021	2	City Council	Approved on Second and Final Reading	Pass
4/26/2021	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving 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) (ZC#21-003)

To consider the subject zoning change request.

The Planning & Zoning Commission held a public hearing on April 5, 2021 and voted 7-0 to recommend denial.

Five people spoke in opposition to the zoning change request, one of whom also submitted a letter opposing the request. The residents' concerns included traffic, the condition of Holland Road, too much development in the area, density, architecture, screening, development standards that are not above and beyond the minimum requirements, reduced setbacks, proximity of houses to surrounding properties, drainage, quality of homes, inconsistency with the density and rural character of the area, and the precedent this development might set for the area. The applicant responded to some of the concerns and indicated that drainage would be handled by swales that would run along property lines as well as on the west side of the development, indicated that the lot size is consistent with what is already allowed by the existing zoning, stated that the setbacks are consistent with many of the newer developments in the City, and stated that the wider lots will allow for side entry garages.

Several of the commissioners understood and agreed with many of the concerns of the residents. One of the commissioners asked what the expected timing was on getting acceptance letters from the City of Arlington and the applicant indicated it was already in process and could be any day. The commissioners also expressed concerns about density being inconsistent with the surrounding area, traffic, the condition of Holland Road, the homes being mostly stucco and lack of additional architectural standards, relying on the City of Arlington for sewer service, allowing Planned Development zoning and deviations for smaller single-family residential projects, the reduced setbacks, and rear yards potentially not being big enough for pools and accessory structures. One of the commissioners suggested comparing this development to the Ursula Court development, which was found to have greater lot depth as well as gated access. This commissioner also asked if this development would affect the nonconforming status of any structures on adjacent properties, which staff indicated it would not. Another commissioner had questions about whether there would be an HOA and if the homeowners would be responsible for maintaining the rear fences, to which the applicant stated that there would be an HOA, but that each homeowner would be responsible for maintaining their rear fence. This commissioner also asked whether there was any latitude to reduce density to which the applicant responded that they would need to discuss with the property owner. Finally, a commissioner asked when the developer purchased the property and if the existing structures would be removed, to which the applicant stated that they purchased it in October 2020 and that the existing structures would be removed.

The applicant has not made any changes to their plans, but has indicated a willingness to increase the minimum residential floor areas, potentially alter the percentage of stucco on each home, and possibly provide for a higher percentage of J-swing or side-entry garages. In addition, the requested acceptance letters have been provided and a letter of support has been provided from someone in support of the development.

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 is open to the homes having some stucco but does not support allowing the homes to be 100% stucco as it out of character for the area and recommends the maximum percentage of stucco be reduced to an acceptable level.

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 is open to the homes having some stucco but does not support allowing the homes to be 100% stucco as it out of character for the area and recommends the maximum percentage of stucco be reduced to an acceptable level.

Summary

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 scarcer. 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 maximum percentage of stucco be reduced to an acceptable level. 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 that any Council action be conditioned on the following items being addressed:

1. The minimum residential floor area be increased to 3,000 sq. ft.
2. The percentage of J-swing or side-entry garages be increased to an acceptable level
3. The maximum allowed percentage of stucco be reduced to an acceptable level.

2nd Reading:

The City Council held a public hearing and first reading on April 26, 2021 and voted 6-1 (Councilmember Leyman voting no) to approve with the condition that J-swing or side entry garages be required on all lots except Lots 6, 7, and 8; that the minimum residential floor area be increased to 3,000 sq. ft.; that the perimeter screening be changed to an 8' board-on-board wood fence with cap rail; that 2 lots be allowed to have up to 100% stucco and the remaining lots be allowed to have up to 50% stucco; and that barrel tile roofs be required. 5 people spoke in opposition; their concerns included density, compatibility with the surrounding area, traffic, the condition of Holland Road, the development standards, reduced setbacks, drainage, impact to schools, value over time, and on-street parking. There was also discussion regarding architecture, screening, garage orientation, home sizes, sidewalks, street trees, setbacks, and the ability of a Planned Development to control architectural materials and other development standards. The applicant has revised their plans to incorporate the following changes:

1. Increased the minimum residential floor area to 3,000 sq. ft.

2. Reduced the minimum front yard setback to 15'
3. Increased the minimum rear setback to 20' (15' at cul-de-sac)
4. Required J-swing or side-entry garages on all lots except for Lots 6-8
5. Changed the perimeter screening to an 8'-tall board-on-board wood fence with cap rail
6. Allowed up to 100% stucco on three lots; the use of up to 75% stucco can be used on the remaining lots
7. Required roofs to include either barrel tile or 3-D architectural shingles
8. Provided for a sidewalk at the right-of-way line with a 5.5' planting area between the sidewalk and the curb for street trees; the two trees that are required to be placed in the front yard of each lot shall be located in the street right-of-way
9. Revised entry sign to include stucco instead of brick

Staff is agreeable to these revisions and recommends that any action by Council be conditioned on the Enhanced Entryway Plan and Landscape Plan being revised to show the front yard trees located in the right-of-way with the trees evenly spaced at appropriate intervals.

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Attachments:

Maps and Supporting Information
Exhibit A
Exhibits B - E
Driveway Acceptance Letter
Letters of Acceptance from City of Arlington
Letter of Opposition
Letter of Support
Response Letter from Applicant
Ordinance