



Legislation Text

File #: 18-2767, **Version:** 3

Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on Approximately 3.56 Acres Situated in the James Grimsley Survey, Abstract #578, Generally Located at 1802 Mansfield Webb Road; James Johnston of Black Ocean Dev Holdings, LLC (ZC#18-013)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on June 4, 2018, and voted 4-2 to deny the request (Mills and Knight voting nay; Smithee was absent). The Commission expressed the following concerns: was it rental property; why below 80% masonry; frustrated with deviations; parking a problem; do owners maintain their own backyards; didn't think the 1,800 square foot minimum was doable; concerned about size of lots; good looking product; and thinks the issues could be remediated.

Applicant response to Commission concerns:

The applicant has submitted revised plans that address several of the concerns that were brought up by the Planning & Zoning Commission. The applicant has increased the number of guest parking stalls from 12 to 16. The minimum floor area has been changed from 1,800 sq. ft. to 1,550 sq. ft. The minimum masonry percentage has been increased from 70% to 80% and the provided elevations depict 100% masonry. An additional fire hydrant has been added at the request of the Fire Marshal. A note has been added to the Development Plan that makes the development contingent on the access point to La Frontera Trail being provided at the indicated location with the conditions specified by the City of Arlington. Finally, the applicant added a 2nd page to the Development Plan showing a close-up version of the townhome lots, more clearly indicating the setbacks and other notations.

First Reading

The subject property consists of 3.56 acres located at the southwest corner of Mansfield Webb Road and La Frontera Trail. The applicant is requesting to re-zone the property from PR Pre-Development District to PD Planned Development District for single-family attached townhomes. The applicant plans to develop 19 townhomes split amongst four buildings: three five-unit buildings and one four-unit building. Each residence (including the residential unit as well as a 7' area in front of the unit and a 10' area in the rear of the unit) will be a separate lot. The development will have a gross density of 5.34 lots per acre and will be completed in one phase. The applicant is proposing the following bulk area standards:

Max height: 36'

Minimum floor area: 1,550 sq. ft.

Minimum lot width: 20'

Minimum lot depth: 67' (a)

Minimum front yard (between front of unit and the HOA lot): 7'

Minimum rear yard (between rear of yard and the mutual access easement/fire lane): 10' (a)

Minimum side yard: 0'

Minimum building setbacks from roads: 15' from Mansfield Webb Road; 25' from La Frontera Trail

- a. For Lots 5 & 10, Block 1, the minimum depth is 63' and the minimum rear yard from the mutual access easement/fire lane is 5'

The development will be served by a private access driveway with access points on Mansfield Webb Road and La Frontera Trail as shown on the Development Plan. The access point on La Frontera Trail will require

approval by the City of Arlington; the applicant has added a note to the plan that the development is contingent on the access point being provided at the indicated location subject to the noted conditions. Residents will be required to park in the attached garages. In addition, 16 guest parking stalls will be provided.

The southern portion of the property, much of which is located in a floodplain, will be preserved as open space. The applicant will install some canopy trees in this area as well as a 5' decomposed granite walking path.

The residences will front towards either Mansfield Webb Road or the open space area to the south, with the garages located in the rear of the residences and oriented towards the interior driveway. Each residence will include a fenced front yard 7' in depth.

The provided elevations show a mix of brick and stone architectural materials and an 8:12 roof pitch for the predominant roofs. The front elevations will be a mix of stone and brick with a series of wall recesses and projections, while the rear elevations will be all brick. The side elevations will feature a transition from the stone of the front elevations to the brick of the rear elevations. The applicant has specified that all residential architecture will comply with Section 4600 of the Zoning Ordinance, including that the minimum masonry percentage shall be 80%.

As indicated in the Landscape Plan, the applicant will provide a mixture of shade trees, ornamental trees, and evergreen shrubs in front of Lots 1-9 (facing Mansfield Webb Road) in the HOA lot. Foundation plantings will also be provided along the sides of the residential buildings facing La Frontera Trail. Ornamental trees will also be planted in the front yards of Lots 10-19, which will be maintained by the individual homeowners. Two interior shade trees will be provided in the HOA lot adjacent to Lots 4 and 5. Seven existing trees along La Frontera Trail will be removed with permission by the neighboring homeowners association, or trimmed to a height of 7' above the curb line. Trees will also be planted in the open space area in the southern portion of the property.

The Landscape Administrator notes that a six (6) foot masonry screening wall is ordinarily required along the west boundary/property line adjacent to the church property. A masonry wall will need to be added to the plan or the applicant will need to add a note to the plan noting the deviation from the requirement. A applicant has indicated they will add the 6 foot masonry screening wall to the Landscape Plan on the next submittal.

Staff recommends that the above conditions be included in any action taken by Council.

Second Reading

The City Council held a public hearing and first reading on June 25, 2018 and voted 7-0 to approve as presented, with the condition that the applicant include a six (6) foot masonry screening wall along the west property line adjacent to the church property. The applicant has revised the Development Plan to include this screening wall and has also revised Note 6 to read: "A mandatory homeowners association will be responsible for the HOA lots (Lots 20X, Lot 21X), the maintenance of all landscaping in the development (including the private yards of all townhomes), the masonry screening wall, the sidewalks and walking path, and the fire lane and guest parking stalls (Lot A)."

Staff recommends that the note on the Landscape Plan be revised to the following: "A mandatory homeowners association will be responsible for the maintenance of all landscaping in the development, including Lots 20X and 21X and the private yards of all townhomes."

Staff recommends that the above condition be included in any action taken by Council.

Third Reading

The City Council held a public hearing and second reading on July 9, 2018 and voted 7-0 to approve with the condition that the elevations be revised to include window shutters on the rear elevations and that the HOA covenants include a provision that individual ownership of the townhomes be limited to 1 unit. Staff had also requested that the maintenance note on the Landscape Plan be revised to be consistent with the maintenance note on the Development Plan. The applicant also added a note to the Development Plan stating that “various combinations of brick and stone will be used on the façade of each unit to create a look that allows visual differentiation between units”. The applicant has provided paper copies and electronic copies of the revised Development Plan, Elevations, and Landscape Plan that include staff and Council’s requested changes. The condition restricting individual ownership to no more than 1 unit will need to be incorporated into the HOA covenants when those are drafted.

Lisa Sudbury, AICP, Interim Director of Planning
817-276-4227