



Legislation Text

File #: 19-3046, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 27.86 Acres Situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, Generally Located on the West Side of Day Miar Road and the South Side of Grand Meadow Boulevard; Skorborg Company on behalf of Sunset Crossing SF, Ltd. and James & Yvonne Slack (ZC#18-030)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on February 4, 2019, and voted 7-0 to approve as presented.

First Reading

The subject property consists of 27.86 acres located on the south side of Grand Meadow Boulevard, the west side of Day Miar Road, and both sides of Sunset Drive. The property comprises vacant land tracts (with single-family homes and outbuildings) owned by two separate parties. 15.08 acres was previously approved for a planned development with 54 single-family homes (as ZC#18-014) and has since been acquired by the developer, Skorborg Company. This request includes additional acreage (12.78 acres) that the developer is working to acquire from James & Yvonne Slack. The applicant had originally sought to re-zone the 12.78 acres separately and keep the existing development plan associated with ZC#18-014 as-is, but in order to address drainage issues and provide for better connectivity and a better overall plan, the developer is requesting a new development plan for the entire 27.86 acres. The requested zoning standards and overall layout are very similar to what was originally approved with ZC#18-014.

Development Plan

The applicant is requesting to re-zone the entire property from PR Pre-Development District and PD Planned Development District to PD Planned Development District for single-family residential uses. The applicant plans to develop a 105-lot single-family residential neighborhood called Sunset Crossing. The applicant is using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Max. Height: 35'

Min. Floor Area: 12 lots at 1,800 sq. ft.; 39 lots at 2,000 sq. ft.; 54 lots at 2,200 sq. ft.

Min. Lot Area: 7,500 sq. ft.

Max. Lot Coverage: 55%

Min. Lot Width: 65' (c)

Min. Lot Depth: 110'

Min. Front Yard: 25' (b)

Min. Rear Yard: 15'

Min. Interior Side Yard: 5' & 10' (a)

Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard

- a. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side
- b. Lots 11, 28, 29 & 30, Block 1; Lots 20 & 21, Block 3; and Lots 8, 9, 11 & 17, Block 4 are allowed a min. front yard of 20'
- c. All corner lots shall be at least 5' wider than the min. lot width

The applicant also notes an average lot area of 8,306 sq. ft. and specifies that the residential architecture will comply with Section 4600 of the Zoning Ordinance, including the 80% masonry requirement. The applicant also notes that 30% of the lots within the development will include J-swing garages. The development will have a gross density of 3.77 lots per acre and will be completed in two phases: 52 lots in Phase I and 53 lots in Phase II.

The primary access points into the development will be from the north, off Grand Meadow Boulevard, at Franklin Drive and Darcy Drive. In addition, the development will connect to the Pemberley Estates residential development to the south and west via an extension of Darcy Drive. Sunset Drive will be abandoned. This development plan will provide a 24' access easement off Franklin Drive to serve the existing structures located on the McDougald property to the east (Lot 1, Block 1, Day Miar Addition), which will allow for the abandonment of Sunset Drive, improvements to Day Miar Road, and the removal of the existing direct access point to this property off Day Miar Road.

Enhanced Entryway Plan

The Franklin Drive access point will serve as the development's primary entrance and will include the enhanced entryway features. As indicated in the Enhanced Entryway Plan, 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, decorative street lighting that conforms to City and Oncor standards, enhanced architectural features (enhanced screening wall with decorative stone columns and signage), and enhanced landscaping features. The elements generally match on both sides of the entryway, however the enhanced screening wall with decorative stone columns and signage is smaller on the east side due to space limitations.

Landscape Plan

As indicated in the Landscape Plan, the developer will be providing a 6' masonry screening wall along lot lines adjacent to Grand Meadow Boulevard and adjacent to Day Miar Road. A 6' board-on-board wood fence will be provided along lot lines on the remaining perimeter of the development. In addition, each residential lot will be provided with three trees: generally two in the front yard and one in the rear yard. In addition, 42 trees will be provided on the HOA lots, generally on the bigger lots where there is adequate room. The masonry screening walls, enhanced entryway features, and open space lots will be maintained by the homeowners association and the board-on-board fence will be maintained by the individual property owners. Each individual property owner will also be responsible for the maintenance of the landscaping on their lot.

Representative Home Products

The applicant has also provided conceptual building elevations of representative home products planned for the development. Ten elevations have been provided, seven of which are two-story and three of which are single-story. Three of the elevations feature J-swing garages. All the provided elevations include a mix of brick and stone construction.

Second Reading

The City Council held a public hearing and first reading on February 25, 2019 and voted 7-0 to approve. As mentioned by the applicant at the meeting, the applicant is requesting to reduce the rear yard setback on several of the lots from 15' to 10' in order to better accommodate some of the larger home footprints of the homebuilders they are working with. The applicant has added a note to the site summary table of the Development Plan to allow a reduced rear yard setback of 10' on 61 of the 105 lots.

In order to provide for proper drainage during the construction of planned improvements to Day Miar Road, the applicant has also added a note to the Landscape Plan specifying that the masonry wall along Day Miar Road will not be constructed until within 60 days of completion of the improvements to Day Miar Road.

In addition, during the meeting, the applicant stated that they would build a masonry wall adjacent to the McDougald property. However, staff notes that the McDougald property is entitled for a Planned Development (PD) for an office complex where an 8' masonry wall is planned along the western boundary. Meanwhile, the applicant still notes a board on board wood fence along this boundary on the Landscape Plan.

The applicant had very little time to make changes to their plans due to the agenda packet deadline for second reading being the day after the first reading. However, the applicant has expressed a willingness to make whatever changes are required of staff and Council between second reading and third reading.

Staff supports allowing the applicant to put in a board-on-board wood fence along Franklin Drive adjacent to the McDougald property until that property is commercially developed, at which point in time the masonry screening wall will be installed by the developers of the McDougald property as required by the PD. However, staff recommends that this wood fence stop short of the residence that will temporarily remain on the southern end of the McDougald property in order to provide for a more open feel between the two residential properties and to not block off the proposed access point on Franklin Drive. Furthermore, staff recommends that the proposed masonry wall along Day Miar Road be modified to a wrought-iron fence with masonry columns to not obstruct drainage in this area and to create a better aesthetic.

Third Reading

The City Council held a public hearing and second reading on March 4, 2019 and voted 7-0 to approve.

During the meeting, there was discussion regarding the minimum masonry percentages proposed for this development compared with other developments the applicant had referenced in previous presentations. At the meeting, the applicant agreed to adjust the minimum masonry percentages to 90% for all of the lots in Phase II and 50% of the lots in Phase I. The minimum masonry percentage will remain 80% for 50% of the lots in Phase I. The applicant has adjusted the site summary table on the Development Plan to reflect this.

Also during the meeting, there was discussion about the screening proposed between this

development and the McDougald property, where a masonry screening wall is proposed when that property develops. In light of this and given that a residence will remain on the McDougald property that will require unimpeded access from Sunset Crossing until the McDougald property is fully developed, the applicant has revised the screening to provide for heavy landscaping between the two properties, with an open access point where the 24' access easement will go. The landscaping will include 11 eastern red cedar trees on 30' centers along Franklin Drive and 48 holly shrubs where the width is too narrow to accommodate trees. Along the southern boundary of the McDougald property (and along the access easement for the residence), the applicant is proposing 8 eastern red cedar trees. The applicant has revised the Landscape Plan to reflect this.

Staff recommends that any Council action is conditioned on the Enhanced Entryway Plan being revised to reflect the modifications made to the Landscape Plan (eastern red cedar trees and elimination of the board-on-board fence along Franklin Drive).

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