



## Legislation Text

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**File #:** 19-3128, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District and PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 7.7 Acres out of Lot 1R1, Change of Scenery; 1.2 Acres out of Lot 1R2, Change of Scenery; and 1.122 Acres out of the William Childress Survey, Abstract No. 1949, Tarrant County, TX, Totalling Approximately 10.022 Acres Located at the Southeast Corner of Seeton Road & National Parkway; Don Dykstra of Bloomfield Homes on behalf of Richard E. LeBlanc of Knox Street Partners No. 20, Ltd. c/o Hanover Property Co. (ZC#19-001)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on April 15, 2019, and voted 7-0 to recommend approval with staff's recommendations, and to approve the change of color of the masonry wall along National Parkway (as presented at the meeting), and to erect an 8-foot wood fence along the property line between Lake Park and Spring Lake Estates. During the meeting, one of the commissioners also asked that the masonry screening wall be extended along Seeton Road as well, which the applicant agreed to. Also during the meeting, one neighbor in Spring Lake Estates spoke in opposition to the request and was concerned about privacy given that his home will back up to three lots.

The applicant has submitted revised plans that show the change in color of the masonry wall, the addition of an 8-foot wood fence along the property line between Lake Park and Spring Lake Estates, the addition of a 6-foot masonry screening wall along Seeton Road, and enhanced the design of the entryway signage by incorporating more stone.

### **First Reading**

The subject property consists of 10.022 acres at the southeast corner of National Parkway and Seeton Road. The property is currently improved with one single-family residential home located roughly in the center of the property. The applicant is seeking to redevelop the property and is requesting to re-zone the property from SF -12/22 Single-Family Residential District and PR Pre-Development District to PD Planned Development District for single-family residential uses.

### Development Plan and Standards

The applicant plans to develop a 33-lot single-family residential neighborhood called Lake Park. The applicant is generally using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

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

Min. Lot Width: 65' \*\*

Min. Lot Depth: 110' \*

Min. Front Yard: 25'

Min. Rear Yard: 15'

Min. Interior Side Yard: 5' & 10' \*\*\*

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

Max. Lot Coverage: 45%

Min. Floor Area: 2,200 sq. ft.

\* The typical lot depth provided is 120'

**\*\*** Corner lots that are adjacent to ROW must be at least 10' wider than the minimum lot width

**\*\*\*** 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

The development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance, with the exception that all lots will have front-entry garages with Cedar garage doors. The applicant also intends to comply with the Subdivision Ordinance with the exception of a variance request to allow a cul-de-sac length greater than 600' due to the boundary conditions of the property.

While the applicant is proposing a minimum lot size of only 7,500 sq. ft., staff notes that 26 of the 33 lots are greater than 9,000 sq. ft. in size, with 11 of those lots being greater than 12,000 sq. ft. in size. The development will have a gross density of 3.29 residential lots per acre and it is intended that the development will be completed in one phase.

The development will have access points off both National Parkway and Seeton Road.

#### Enhanced Entryway Plan

The Mountain Creek Lane access point off National Parkway 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 signage and 7' entry theme columns with cap), and enhanced landscaping features (shrub beds, perennial beds, crepe myrtle trees, and low voltage landscape lighting). The elements generally match on both sides of the entryway. In addition, the Lake Park Drive entrance off Seeton Road will include brick pavers.

#### Landscaping and Screening

As noted in the development standards, all residential landscaping will comply with Section 7300 of the Zoning Ordinance. In addition, a minimum 6' masonry screening wall will be provided along National Parkway and Seeton Road. As illustrated in the Entryway Plan, the masonry screening wall will include 7' tall 3'x3' masonry columns with 35' spacing O.C. The developer will also provide a meandering sidewalk along National Parkway as well as street trees and shrubs in the open space lots along National Parkway and Seeton Road. A homeowners' association will be responsible for the maintenance of the screening wall, the open space lots, and the enhanced entryway features.

As indicated in the Development Plan and the Development Standards, as conditioned by the Planning & Zoning Commission, the applicant will also provide a minimum 8' wood fence along the boundary between Lake Park and Spring Lake Estates. It should be noted that all the adjacent properties in Spring Lake Estates already have fences along their rear property lines. Staff is concerned about the possibility of a double fence being created along this boundary, particularly as it relates to aesthetics and maintenance.

#### Product Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Five elevations have been provided, four of which are two-story. The elevations include a mix of brick stone construction and also illustrate the front-entry cedar garage doors that are planned.

#### Summary

With a gross density of 3.29 residential lots per acre, Lake Park generally follows the single-family residential density patterns seen in this area and established in the Land Use Plan. The applicant has endeavored to exceed the base zoning standards for SF-7.5/18, with the vast majority of the lots exceeding 9,000 sq. ft. in size and 120' in depth, as well as establishing a minimum residential floor area of 2,200 sq. ft. The development will largely meet or exceed the City's community design standards, and where this is not

possible, an alternative has been proposed, such is the case with cedar garage doors in lieu of J-swing garages.

Staff's only concern is with regard to the addition of a wood fence along the boundary between Lake Park and Spring Lake Estates. Due to the presence of existing fences along the rear of the adjacent properties in Spring Lake Estates, staff is concerned about the possibility of a double fence being created along this boundary with the addition of an 8' wood fence by the developer of Lake Park, particularly as it relates to aesthetics and maintenance.

### **Second Reading**

The City Council held a public hearing and first reading on May 13, 2019, and voted 7-0 to approve as presented. In response to staff's concerns about the possibility of a double fence, the applicant stated that they would approach the individual homeowners in Spring Lake Estates to replace their fence with an 8' wood fence and only install a double-fence if the homeowner did not want their fence replaced. In response to the concerns of one of the Spring Lake Estates homeowners about having three houses back up to his lot, the applicant mentioned that they had met with this homeowner and are looking into the possibility of doing single-story homes at this location. Some of the councilmembers suggested the applicant provide some J-swing garages, not have fiberboard or siding on elevations facing roadways, and provide for wash aggregate or textured driveways. While the applicant verbally agreed to some of these conditions at the meeting (including providing for wash aggregate or textured driveways and not having siding or fiberboard on elevations facing roadways), they have not made any changes to their plans that make specifications to this regard.

### **Third Reading**

The City Council held a public hearing and second reading on May 28, 2019, and voted 6-0 (Lewis absent) to approve with the condition that the applicant revise the planned development (PD) standards to provide for 2-½ car garages and provide full masonry on facades facing National Parkway and Seeton Road. The applicant has modified the PD standards to include these changes. Also during the meeting, the applicant reiterated that in lieu of J-swing garages, they plan to provide cedar garage doors as specified in the PD standards. The applicant also stated they would not create a double fence if a homeowner did not want their fence replaced.

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