



## Legislation Text

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**File #:** 19-3129, **Version:** 3

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Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District & PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 11.82 Acres out of the Treese Crawford Survey, Abstract No. 831, Johnson County, TX, Located on the East Side of S. Main Street, Approximately 112 Feet North of Vinewood Drive; Rich Darragh of Skorborg Company on behalf of Lyndell Lacey of Central Mansfield Church of Christ and William B. Mashburn (ZC#19-002)

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 the condition that the decorative metal fence along the north property line be maintained by the homeowners' association to ensure continual consistency in its design and upkeep and that a screening wall easement be provided for its maintenance, as well as that lots should be a minimum of two feet above flood level.

The applicant has provided revised plans that indicate that the decorative metal fence along the north property line will be maintained by the homeowners' association and has added an easement to provide for its maintenance. Staff notes that the condition relating to building in the flood plain is a standard Engineering requirement.

### **First Reading**

The subject property consists of 11.82 acres on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive and about 1,100 feet south of Heritage Parkway. The property is currently vacant. The applicant is requesting to re-zone the property from C-2 Community Business 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 46-lot single-family residential neighborhood called Forest Brook. The applicant is generally using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Min. Lot Area: 6,875 sq. ft.  
Min. Lot Width: 55'  
Min. Lot Depth: 110'  
Min. Front Yard: 25' typical; 20' on knuckles and cul-de-sacs  
Min. Rear Yard: 15'  
Min. Interior Side Yard: 5' & 10', for a total of 15'  
Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard  
Max. Lot Coverage: 55%  
Min. Floor Area: 1,800 sq. ft.  
Min. Masonry Percentage: 90%

### **Notes:**

All corner lots shall be at least 10' wider than the minimum lot width  
A deviation is requested for Lot 9, Block 3 to have a reduced min. lot depth of 106.19' and a reduced building line adjacent to the street of 10'

Staff notes that the minimum lot area, minimum lot width, and maximum lot coverage standards deviate from the typical standards for SF-7.5/18 but are on par with some of the smaller lot product types in larger planned developments that have recently been approved. In addition, the applicant notes an average lot area of 8,147 sq. ft. and staff notes that only 14 lots are smaller than 7,500 sq. ft.

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. In lieu of J-swing garages, each garage will be required to have two architectural elements noted in Item 14 of the PD regulations (i.e. decorative details, molding, lighting, columns, etc.). In addition, the applicant is proposing to exceed the minimum masonry percentage requirements (90% instead of 80%). The applicant also plans to allow for front porches; front porches can vary in length and width but will be limited to a maximum area of 50 sq. ft. and will not encroach into the required setbacks.

The development will have a gross density of 3.89 residential lots per acre and will be completed in one phase. The development will be served by two access points off South Main Street.

#### Enhanced Entryway Plan

The Fox Chase Drive access point off South Main Street 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 9' decorative stone columns with cap), and enhanced landscaping features (planter beds, shrubs, and ornamental trees). The elements match on both sides of the entryway.

A secondary enhanced entryway will be provided at the other entrance on South Main Street (Putnam Street), which will include smaller entryway signs with shrubs and groundcover.

#### Landscaping and Screening

The applicant has provided an overall Landscape and Screening Plan for the entire development. All residential landscaping will comply with Section 7300 of the Zoning Ordinance. In addition, a minimum 6' masonry screening wall with masonry columns (spaced every 80' O.C.) will be provided along S. Main St. adjacent to the residential lots. Along S. Main St., adjacent to the open space lot Lot 10X, Block 3, the applicant will be providing a decorative metal fence with masonry columns spaced every 80' O.C. Along the north property line, the applicant is proposing a decorative metal fence without masonry columns; this open-style design is to better accommodate drainage due to the location of the floodplain in this area. On the plans, the applicant has indicated that the decorative metal fence along the north property line will be maintained by the homeowners' association and has included a 5' easement along the rear property lines to provide for its maintenance. A 6' cedar wood fence will be provided along the east and south property lines; the wood fence will be maintained by the individual homeowners.

To further enhance the development, ornamental trees will be planted in the open space lots adjacent to S. Main St. and the applicant plans to enhance Lot 10X, Block 3 with shade trees, a 5' crushed granite community walking trail, and park benches. The applicant is also proposing that the street signs in the development be enhanced with decorative base, pole, and light standards.

A homeowners' association (HOA) will be responsible for the maintenance of the screening wall and decorative metal fence along Main Street, the open space lots, the enhanced entryway features, and the decorative street sign poles and mounts. The individual homeowners will be responsible for the maintenance of the wood fence. Staff recommends that the HOA maintenance notes be modified to include the decorative metal fence along the north property line, as indicated on the plans.

### Product Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Ten elevations have been provided, four of which are one-story and six of which are two-story. The elevations include a mix of brick stone construction and one of the elevations includes a porch.

### Summary and Recommendation

With a gross density of 3.89 residential lots per acre, Forest Brook generally follows the single-family residential density patterns seen in this area, and established in the Land Use Plan. While some of the minimum proposed lot standards deviate from the typical Zoning Ordinance standards, they are on par with some of the smaller lot product types in other larger planned developments. In addition, the applicant is endeavoring to provide a high quality development by exceeding the minimum masonry requirements, allowing for porches, providing for enhanced architectural features around garages in lieu of J-swings, providing a secondary enhanced entryway in addition to the primary one, and enhancing the larger open space lot with recreational amenities.

Staff recommends that any Council action be conditioned on the applicant modifying the HOA maintenance notes to include the decorative metal fence along the north property line.

### **Second Reading**

The City Council held a public hearing and first reading on May 13, 2019, and voted 7-0 to approve as presented. Some of the councilmembers suggested the applicant increase the minimum residential floor area, 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 did not increase the minimum residential floor area on the plans, they stated at the meeting that several of the homes would have larger floor areas. While the applicant did not provide for any J-swing garages due to lack of room, they revised their plans to add additional options for architectural elements that could be provided on the garages in lieu of not having J-swings. In addition, the applicant added a note to the plan stating that each lot will have a driveway of wash aggregate material. The applicant did not specify on their plans that they would not have siding on elevations facing roadways, but they are providing a minimum of 90% masonry. To address staff's recommended condition, the applicant modified the HOA maintenance notes on the Development Plan and the Landscape Plan to include the decorative metal fence along the north property line and also added a 5' easement to provide for its maintenance. Finally, the applicant revised the entryway plan to provide for a clearer rendering of the enhanced entryway features as seen from S. Main St. as requested by councilmembers.

### **Third Reading**

The City Council held a public hearing and second reading on May 28, 2019, and voted 6-0 (Lewis absent) to approve as presented. The applicant has not made any additional changes to their plans.

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