



Legislation Text

File #: 20-3763, **Version:** 1

ZC#20-009: Public hearing continuation on a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner) *(Tabled from the September 7, 2020, Planning and Zoning Commission meeting)*

The Planning & Zoning Commission held a public hearing on September 8, 2020 and voted 5-1 (Vice-Chairman Axen voting no) to table consideration until September 21, 2020 to allow the applicant time to address the outstanding staff comments and to revise the plans to provide for some alley-loaded garages. The applicant is actively working with staff on making changes to the plans and requests additional time to do so. The applicant requests to table consideration until October 5, 2020, which staff fully supports.

Existing Use: Vacant land

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-6/12

South - Manufactured housing (MH)

East - N. Main St.; vacant land (C-2) and manufactured housing (MH) across the street

West - Single-family residential, PD

Thoroughfare Plan Specification:

N. Main St. - major arterial (four-lane divided)

Comments and Considerations

The subject property consists of 12.638 acres of vacant land. The applicant is requesting to rezone the property from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses.

Development Plan and Regulations

The applicant plans to develop a residential neighborhood called The Charleston, containing 76 townhomes. Each residence will be on a separate lot and the units will be spread amongst 22 buildings, including a mix of 2, 3, and 4-unit buildings. A gas pipeline runs diagonally through the southern portion of the development and will require a curved street crossing to access 19 of the homes located south of the easement. The development will have a gross density of 6.01 dwelling units per acre and will have the following minimum standards:

Minimum Lot Area: 2,660 sq. ft.

Minimum Lot Width: 28'

Minimum Lot Depth: 95'

Minimum Front Yard: 10'; Front Porch Setback: 8' minimum

Minimum Rear Yard: 20'

Minimum Side Yard Abutting Street: 10'; Hidden Creek Drive Setback: 20'

Minimum Landscape Buffers: 20'; Minimum Setback to L.S. Buffers: 5'

Minimum Floor Area: 1,400 sq. ft. residence plus 2-car garage

While not specified in the minimum development standards, there will be a minimum of 15' in between buildings, with 5' on one lot and 10' on the other lot.

Access and Circulation

The development will be primarily served by a single access point on N. Main St. (Business U.S. 287). An additional access point from the west will allow for connection to the Cardinal Oaks Addition via an extension of Hidden Creek Drive. All of the homes will front on Charleston Circle, an interior street in a north-south configuration with cul-de-sacs on either-end; this street name will need to be changed since "Charleston" is already in use as a street name in the City. The development will not include sidewalks; staff recommends that sidewalks be provided to allow for pedestrian circulation and access to the amenities. In addition, in the current configuration, some additional off-street parking spaces will be required to accommodate guest parking and users of the amenities.

Enhanced Entryway Plan

Homeplace Drive 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 (stamped patterned colored concrete), decorative street lighting, enhanced architectural features (enhanced screening wall with signage and 8' architectural columns), and enhanced landscaping features (shrubs, ground cover, and ornamental trees).

Landscaping, Screening, and Amenities

The development will provide 20' landscape buffers on all sides of the property as well as a 20' landscape buffer along N. Main St. The buffers and landscape setback will allow for landscaping to enhance the property's frontage along N. Main St., as well as the preservation of trees along the west property line. While a 50' landscape buffer would typically be required between single-family homes and townhomes, staff feels the 20' buffer is adequate, particularly in combination with the proposed fencing, tree preservation, and additional rear yard setback for each unit, which will create a buffer area closer to 35-40' when you include the rear yards. 51 oak trees in the west landscape buffer will be preserved. Three oak trees will need to be removed due to a location too close to the building pad or located in the right-of-way for the street connection. A mix of oak, elm, and evergreen trees will be planted in the landscape setback along N. Main St. and evergreen trees will be planted along and near the northern landscape buffer. The south buffer will also not include landscaping due to a proposed water main easement encompassing this area. Crepe myrtle and desert willow ornamental trees will be planted along the neighborhood streets in front of the units, with oak, elm, and evergreen trees interspersed in select spaces, such as in the open space areas and along the entrance drive. A 6' cedar fence with cap and galvanized post will be erected on the north, west, and south property lines adjacent to the single-family and manufactured home developments. In addition, a 6' masonry wall will be provided along N. Main St. Two retention ponds on the east side of the development will be enhanced with fountains. Additional neighborhood amenities include a gazebo with fireplace and

grill, and a pickle ball court; the court will not include lighting in order to reduce impact to nearby properties.

Elevations and Floor Plans

The applicant has provided elevations and floor plans for the proposed units, which include predominantly brick and stone architecture, cementitious fiber board siding and shake as accent materials, a pitched roof design (predominantly 8:12), and front-loaded garages and front porches. The front elevations appear to be well articulated and the other elevations include numerous windows to break up the planes. Staff notes that the front porches appear to be designed too narrow to accommodate a sitting area without blocking the entrance; no rear covered porches are provided either. In addition, the masonry calculations are stated to be 100% and are not reflective of the cementitious fiber siding materials depicted.

The proposed development will provide for an infill development including attached single-family (townhome) uses. While the Land Use Plan recommends a density of 3 units or less, it also encourages cluster development that protects open space and preserves trees, which this development achieves. In addition, the City's housing stock currently includes very few townhomes and this development will provide for this type of housing. Furthermore, the density is fairly compatible with and serves as a good transitional buffer between the SF-6/12 densities to the north and west and the manufactured home uses to the south and east. The landscaping, ponds, neighborhood amenities, and entryway features will add value and interest to the development, while the preservation of trees, buffering, and screening help to reduce any impacts to surrounding properties. In addition, the street connection to the neighborhood to the west helps to promote neighborhood connectivity and provides for improved circulation and access.

However, staff does not support the front-loaded garages and the lack of front porches of adequate configuration, nor the lack of sidewalks. Staff would have preferred a previously-submitted product configuration that included rear-loaded garages with alleys with more space to accommodate front porches and opportunities for a more pedestrian-friendly design. Staff does not support the plan in its current form. In addition to revising the plan to provide for a rear-loaded product, staff recommends that any action be conditioned on the following comments being addressed:

1. Sidewalks are provided throughout the development.
2. Off-street parking areas are provided for guests and amenities.
3. Charleston Circle is changed to a name not already in use in the City.
4. The lots are re-numbered to eliminate any instances of residential lots and open space "X" lots having the same number in the same block.
5. The minimum side setback between buildings is indicated in the minimum development standards: 5' on one side, 10' on the other side, for a total of 15'.
6. Detail renderings are provided for the masonry wall and cedar fence.
7. Larger front porches are provided to accommodate adequate sitting areas.
8. The masonry percentages are recalculated to include the cementitious fiber siding.
9. The architecture is indicated to comply with Section 4600 of the Zoning Ordinance.
10. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.
11. The preliminary drainage plan demonstrates that there is enough capacity to accommodate flow rates between the proposed berm and N. Main St.
12. A flood study is provided to confirm the capacity along N. Main St. and that there will be no

rise or impacts outside of the development.

Attachments:

Maps and Supporting Information

Exhibit A - Metes & Bounds Legal Description

Exhibit B - Development Plan

Exhibit C - Enhanced Entryway Plan

Exhibit D - Landscape Plan

Exhibit E - Elevations