



Legislation Text

File #: 20-3791, **Version:** 1

ZC#20-009: Public hearing continuation for 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)

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)

Continuation to October 5, 2020

The Planning & Zoning Commission continued the public hearing to September 21, 2020 and voted 5 -1 (Vice Chairman Axen voting no) to table consideration until October 5, 2020 to allow the applicant more time to work with staff to make changes to the plans. During the public hearing, one neighboring resident spoke, expressing concern about privacy, drainage, tree loss (as it relates to habitat for wildlife, as well as shade), the long-term maintenance of HOA improvements, and the possible rental of the townhomes; the resident also requested that the height of the fence be increased to at least 7' to provide for additional screening and privacy.

The applicant has provided revised plans. As requested by staff, the new plans provide for some alley-loaded garages, to be located on the west and south sides of the property. However, the lots that back up to North Main Street and the ponds will remain as front-loaded garages. In order to accommodate the alley-loaded garages, the applicant eliminated the 20' landscape buffer on the west side of the property, which will cause the removal of 38 trees. However, 17 trees near the pickle ball court will be preserved. In addition, the connection to Hidden Creek Drive will be removed and the community will be gated, with an additional access point provided on North Main Street (for emergency access only).

Continuation to September 21, 2020

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.

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 75 townhomes. Each residence will be on a separate lot and the units will be spread amongst 21 buildings, including a mix of 2, 3, and 4-unit buildings. 45 of the units will be alley-loaded and 30 of the units will be front-loaded. A gas pipeline runs diagonally through the southern portion of the development and will require a curved street crossing to access 17 of the homes located south of the easement. The development will have a gross density of 5.93 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 Between Building Breaks: 5' on one lot, 10' on the other lot

Minimum Side Yard Abutting Street: 10'

Minimum Side Yard in all other areas: 5'

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

Maximum Height: 35'

The standards specify a minimum roof pitch of 8:12, but do not specify any other architectural standards. Staff recommends that the architecture adhere to Section 4600 of the Zoning Ordinance.

Access and Circulation

The development will be primarily served by a single access point at Homeplace Drive and North Main Street (Business U.S. 287), with a secondary emergency access point at Homeplace Circle and North Main Street. Access into the development will be gated. The homes on the east and north sides of Homeplace Circle (that back up to Main and the retention ponds) will include front-loaded garages, while the homes on the west and south sides of Homeplace Circle will include rear-loaded garages with alleys. Due to the gated design, the development will not include a street connection to Hidden Creek Drive. The development will not include sidewalks; staff recommends that sidewalks be provided to allow for pedestrian circulation and access to 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

Due to the dimensional site constraints and the inclusion of alley-loaded homes as requested by staff, there will not be landscape buffers on the north, west, and south sides of the property. However, the development will provide a 20' landscape buffer along North Main Street, which will include a mix of oak, elm, and evergreen trees; evergreen trees will also be planted along the north side of the property. 38 oak trees will be removed from the west side of the property, while 17 oak trees near the pickle ball court in the southwest corner of the property will be preserved. 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, along the entrance drive, and in front of the homes that face the main entrance. Oak trees and evergreen ornamental trees will also be provided in the rear of lots along the west side of the property. Staff recommends that some trees also be planted in the rear of lots along the south side of the property.

A 6' cedar fence with cap and galvanized posts will be provided on the north, west, and south property lines adjacent to the single-family and manufactured home developments. In addition, along North Main Street, a 6' masonry wall will be provided adjacent to residential units and a 6' ornamental iron fence will be provided adjacent to the open space with retention ponds. 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

The applicant has provided front elevations for the proposed units, which include predominantly brick and stone architecture and a pitched roof design (predominantly 8:12). The front elevations appear to be well articulated, with numerous façade recesses and projections, roof variations, windows, materials changes, and some covered entryways and porch-like features. Staff recommends that elevations be provided for the other sides of the buildings and that the architecture adheres to Section 4600 of the Zoning Ordinance.

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 screening helps to reduce any impacts to surrounding properties.

While staff would have preferred the preservation of more trees and the connection to Hidden Creek Drive, staff understands the site is constrained and that in order to achieve a mix of front-loaded and alley-loaded garages to enhance the architectural aesthetics and reduce monotony, some elements needed to be compromised in order to achieve a desirable development layout. Staff recommends approval with the following conditions:

1. Sidewalks are provided throughout the development.
2. The number of units is corrected to 75.
3. The lots are re-numbered such that the open space lots are numbered as X lots.
4. The private streets and alleys are designated as common access easements and HOA X lots.
5. The architecture is indicated to comply with Section 4600 of the Zoning Ordinance.
6. Trees are planted in the rear of lots along the south side of the property.
7. Detail renderings are provided for the masonry wall and cedar fence.
8. Architectural renderings are provided for the side and rear elevations.
9. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.

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