



Legislation Text

File #: 21-4332, **Version:** 1

ZC#21-015: Public hearing for change of zoning from C-2 Community Business District to PD, Planned Development District for 2F, Two Family Residential District plus triplex for a Duplex and Triplex, Attached Single-Family Development on approximately 6.56 acre tract of land situated in the Henry McGehee Survey, Abstract Number 998, located in the City of Mansfield, Tarrant Co., TX, being all of Lots 6,7,8, and 9, Matlock Center Addition and being part of a called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, recorded in Instrument D214023663 located in the City of Mansfield, Tarrant Co., TX, generally located at 1701 Country Club Drive and 1107-1110 Alexis Court; Brian Cotter of Cotter Associates (planner) on behalf of Louis Scoma of Kingdom Work Foundation (owner)

Existing Use: vacant

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North -Single-family residential, PR & SF-7.5/12

South - Commercial: Office, Mini Warehouse, and Retail, C-2

East - Commercial and Institutional; Medical Office and Church, C-2

West - Single-family residential, PR & SF-7.5/12

Thoroughfare Plan Specification:

Country Club Drive - major arterial (four-lane divided)

Matlock Road - principal arterial (six-lane divided)

Alexis Court - local street (two-lane undivided)

Comments and Considerations

The subject vacant property consists of 6.56 acres with existing commercial zoning. The applicant is requesting to rezone the property from C-2 Community Business District to PD Planned Development District for an attached single-family, based on 2F standards, townhouse development. 2F development specifically allows for duplex (two-family) style development. The PD standards would allow for the consideration of up to three attached units.

Development Plan and Standards

The applicant plans to develop an attached single-family residential development (townhouse style development) called Alexis Court Brownstones with 48 residential lots and four open space lots (10,878 sf, 15.7% of site). An extension of Alexis Court will continue through the site and two new public streets, Grove Lane and Crystal Cove Court, will extend from it connect. The typical lot width will be less than 50 feet wide, as such, the developer is providing all parking access at the rear of the properties via alleyways. A 2-car garage with an apron that can accommodate additional guest and owner parking will be provided for each unit. Each unit will also have an uncovered front porch patio that extends out from the building towards the pedestrian realm. The development will have a gross density of 7.3 dwelling units per acre and will have the following minimum standards:

Average Lot Area: 2,791 sq. ft.
Minimum Lot Area: 1,980 sq. ft.
Largest Lot Area: 4,622 sq. ft.
Minimum Lot Width: 22'
Minimum Lot Depth: 90'
Minimum Front Yard: 10'
Minimum Rear Yard: 18'
Minimum Interior Side Yard: 5' (10' when abutting a street or alley)
Minimum Residential Home SF: 1,593 sq. ft.
Maximum Height: 35'

Architectural Regulations and Elevations

The architecture and community design standards will adhere to Section 155.056 of the Zoning Ordinance. Elevations have been provided by the developer and reviewed by staff for compliance. Building materials as presented are over 80% masonry with the remainder being made of masonry like products and wood accents (less than 6% of façade). All homes include an uncovered patio/porch with low wall accent to provide front yards for all homes. At 2-stories, the size of the proposed buildings are comparable to the allowed heights in the surrounding districts. A mix of building styles and materials used allows the neighborhood break up monotony and still maintain a similar character throughout the development.

Enhanced Entryway Plan

The entrance into the development on Alexis Court will include an enhanced entryway. As indicated in the Enhanced Entryway Plan (Exhibit C), the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements of the entryway are a boulevard section with median (illustrated by a raised and planted feature in the middle of an existing cul-de-sac), stained concrete (stamped patterned colored concrete), decorative street lighting, enhanced architectural features (enhanced architectural columns), and enhanced landscaping features (shade trees, ornamental trees, shrubs, and ground cover).

Landscaping, Screening, and Amenities

A Landscape and Screening Plan (Exhibit D) has been provided for the development. The developer is providing 44,905 sf (15.7% of the site) as open space. 34,027 of that sf is within a buffer lot being provided as a buffer to the surrounding residential development. Along with plantings (including 3" caliper Live and Shumard Red Oak), the developer is providing a 6-foot board on board cedar fence with cap and galvanized posts. The developer is also providing 4 open space lots as amenity spaces for the community. They are providing a dog park enclosure, community garden, fire pit, and an unprogrammed gathering area. The sum of those spaces is 10,878 sf. A minimum 20-foot landscape buffer is being provided around the development where the property abuts the existing single-family.

Transitions from commercial to residential development are important in promoting orderly growth. The subject property is a portion of an approved plat from 2002 for commercial development around the existing cul-de-sac. As a commercial tract, the subject property does not have direct frontage to the arterials at the intersection. A rezoning to an attached single-family (based on 2F) townhouse project allows for smaller residential lot development to abut existing detached single-family lots and

allows the transition to commercial to remain at the existing extent of development. The proposed project provides adequate buffering by providing a 20-foot landscape buffer, 20-foot rear common access drive and an 18-foot-deep drive apron. This separation places the 2-story structures almost 60-feet away from the adjoining SF7.2-12 property lines on the west and north of the property.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Development Plan

Exhibit C - Enhanced Entryway Plan

Exhibit D - Landscape and Screening Plan

Exhibit E - Residential Elevations