

STAFF REPORT

Case Number: 16-SP-18
Request: Site Plan for five (5) single family detached lots in PD-36
Address: Approximately 2525 Leta Mae Lane and 2523 Danny Lane
Lot Size: Approximate 1.86 Acres
Petitioner: Hoebeke Builders Inc. (Bob Hoebeke)

Summary

Site design: *Single family detached residential*
Units: *5 buildable lots, all lots being at least 82' x 114' in size.*

Existing Conditions

Planned Development No. 36 (PD-36) is located just south of Rawhide Creek and west of Ford Road. It is composed single family detached homes north of Danny Lane, and the Farmers Branch Historical Park to the south. Within the center of this PD, between Leta Mae and Danny Lane, is an undeveloped tract of land consisting of approximately 1.86 acres. On this tract of land is one older homestead fronting Danny Lane. (See Aerial Map and Location Map).

Site Design

The applicant, Bob Hoebeke, is an experienced homebuilder who is requesting permission to subdivide this tract into 5 residential lots. Each proposed lot will be at least 82 feet in width and 114 feet in depth. If approved, Mr.Hoebeke plans to build his new homestead on the central lot facing future Leta Mae Lane. He intends to sell the remaining lots to prospective clients. Hoebeke Builders will be the exclusive builder for these remaining lots. He plans to demolish the existing home located on the property (currently addressed as 2525 Danny Lane).

PD-36 requires all single family detached development to follow the minimum standards outlined in the Comprehensive Zoning Ordinance for One Family Residence District 4 (or R-4). The basic development standards for R-4 are as follows:

- Each lot must contain a minimum of 10,000 square feet of area
- Each lot must be at least 80 feet in width.
- Each lot must be at least 110 feet in depth.
- Front yard setback 30', Side yard setback 10% of width, Rear yard setback 15'
- Maximum lot coverage is 35%
- Minimum house size of 1,600 square feet

Each of Hoebeke's proposed lots meet or exceed these R-4 development standards.

There are three proposed lots along future Leta Mae Lane. The westernmost lot, Lot 35, will contain 11,046 sf. The center lot along future Leta Mae Lane, Lot 36, will be the largest lot and contain 12,046sf (Hoebeke's proposed homestead), the easternmost lot along Leta Mae is Lot 37 and contains 10, 896sf.

The two proposed lots along the north side of Danny Lane (Lots 34 and 32-R) will both contain 10,121sf.

House Designs and Elevations

Hoebeke is proposing to build homes containing at least 2,500 square feet of living space on each lot. These proposed homes could be 2 story in height (40' maximum). The estimated cost of these homes will range from \$500,000 to \$800,000. (See House Plan Examples).

Streets

In order for Mr. Hoebeke to subdivide this tract into five residential lots, he is required to construct the undeveloped portion of Leta Mae Lane. This undeveloped portion of Leta Mae is approximately 255 feet in length. Leta Mae Lane is a two lane local residential street (27 feet in width). A 4' wide sidewalk will also be installed on the south side of the new street section, connecting to the existing neighborhood sidewalk network. Once the street is completed, it will be maintained by the City upon acceptance of the street.

Parks, Open Space and Trails

To the north of the new street is a narrow parcel of land extending to Rawhide Creek. Hoebeke is proposing to sell this parcel (shown as Lot 38 and containing 12,240 square feet) to the City for the extension of the existing park surrounding the creek. The sale of this parkland will help offset the cost of required street improvements to Leta Mae Lane. City Council will consider this land sale proposal in executive session on January 10, 2017. Regardless of this land sale outcome, the completion of missing street section of Leta Mae must be done before this tract can be subdivided into 5 lots. Without this Leta Mae street improvement the applicant is only allowed one lot along the northern portion of this 1.86 acre tract. Two lots along existing Danny Lane could be developed.

Conclusion

The proposed Site Plan is consistent with Planned Development No. 36 (PD-36). Staff recommends approval of this proposed site plan.