

STAFF REPORT

Case Number: 18-ZA-04

Request: Zoning change from One-Family Residence District-6 (R-6) to Planned Development District No. 102 (PD-102) including but not limited to allowing one-family detached residences and municipal owned facilities; and an associated Detailed Site Plan

Address: 13605 Webb Chapel Road

Petitioner: Henry S. Miller Multi-Family Development Group

Zoning Request

The City has received a request from Henry S. Miller Development Group, the applicant, for a zoning change from One-Family Residence District-6 (R-6) to Planned Development District No. 102 (PD-102), including but not limited to allowing one-family detached residences and municipal owned facilities, and establishing development standards. The subject property is an approximate 3.4-acre site located at the southwest corner of Webb Chapel Road and Golfing Green Drive. This request includes an associated Detailed Site Plan.

The subject property is an undeveloped lot. To the north of the site is the Farmers Branch Manske Library and Rawhide Park. To the south, is the Farmers Branch Fire Station No. 1. To the east and west of the site, there are single-family residential neighborhoods.

Proposed Zoning Change / PD-102

The applicant is proposing to divide the 3.4-acre property into two (2) lots as follows:

- The northern lot, Tract A, will be comprised of 2.7 acres and will contain seventeen (17) single-family residential lots. All lots will have the main access from two (2) internal private streets that will connect to Webb Chapel Road and Golfing Green Drive.
- The southern lot, Tract B, will be comprised of 0.7 acres and will be developed as an outdoor amenity area for the newly-created residential neighborhood. This amenity area will be accessible from the interior private streets. Tract B will continue to be a city-owned property and it may be used for municipal owned facilities in the future.

The applicant is proposing to create Planned Development District No. 102 (PD-102) containing the following standards:

Land Uses

PD-102 proposes detached single-family residences either in a standard conventional configuration (i.e. structure centered on the lot) or a zero lot line configuration, and municipal owned facilities as uses allowed by right.

Building Area and Lot Dimensions

PD-102 will allow lots minimum 4,000 square feet in area. The dwelling units shall be a minimum 1,300 square feet in area and maximum two (2) stories in height. PD-102 establishes building setback lines making a distinction in requirements for lots along public streets. PD-102 requires all development to follow the minimum standards as follows:

- Each lot must contain a minimum of 4,000 square feet of area
- Each lot must be at least 40 feet in width
- Each lot must be at least 100 feet in depth
- The minimum front yard setback is 15 feet with the garages setback a minimum 22 feet
- The minimum side yard setback is 5 feet; lots adjacent to Webb Chapel Road and Golfing Green Drive shall have a minimum 15 feet side setback
- The minimum side yard setback for zero lot line development is 10 feet for the non-zero side of the lot; lots adjacent to Webb Chapel Road and Golfing Green Drive shall have a minimum 15 side setback
- The minimum rear yard setback 5 feet; lots adjacent to Golfing Green Drive shall have a minimum 15 feet rear setback
- Maximum lot coverage is 85%
- Minimum house size of 1,300 square feet

The first single-family residence constructed within the zoning district shall determine the lot development type (i.e. zero lot line or standards conventional).

Parking

PD-102 requires each dwelling unit to contain a minimum one enclosed parking space and, in addition, a 0.5 parking space per single-family lot for visitor parking. No garages are allowed on façades facing public streets.

Design Elements and Building Materials

PD-102 requires all building elevations facing Webb Chapel Road and Golfing Green Drive to have an architectural treatment similar to the front elevation. Each building elevation shall be constructed of minimum 75% masonry as defined in the City's Masonry Ordinance.

Landscape

PD-102 establishes landscaping requirements for each lot and for common areas along public streets. Street trees shall be planted for each 40 feet of street frontage. Each lot shall contain at least one large caliper shade tree. All mechanical equipment shall be screened with evergreen hedges from public view.

Private Streets, Sidewalks and HOA Requirement

PD-102 requires all streets to be built to City's standards for public streets and requires sidewalks to be installed along Webb Chapel Road and Golfing Green Drive. PD-102 requires the establishment of a Home Owners Association (HOA) that will be responsible for the maintenance of all common areas, including landscaping, screening walls, streets and parking areas.

Comprehensive Plan

The Comprehensive Plan for the Central Area, the Central Area Plan, was adopted by the City of Farmers Branch in August 2012. The Central Area Plan was created to guide and direct the future development decisions and to serve as a flexible long-range planning tool that guides the growth and physical development of the Central Area.

The Central Area Plan introduces the planning concept of Life-Cycle Housing, which describes cities that strive to provide a variety of housing for the full life cycle of citizens and to meet the needs of different segments of the population – people of different ages, socio-economic levels, and employment levels. The Central Area Plan emphasizes on the need that Farmers Branch becomes a more sustainable community by striving to provide a wide variety of housing types throughout its neighborhoods. Additionally, the Plan further describes patio homes as a one housing option that should be introduced in the existing single-family neighborhoods. Patio homes are typically located on zero lot line lots with minimal yard areas. The Central Area Plan also recognizes townhomes, multi-unit homes, loft apartments, mother-in-law suites, independent senior living and assisted senior living housing types, as appropriate housing types.

The proposed zoning change from One-Family Residence District-6 (R-6) to Planned Development District No. 102 (PD-102) is consistent with the recommendations of the Central Area Plan.

Public Response

Staff mailed 35 zoning notification letters on July 3, 2018. Two (2) zoning notification signs were also placed on the site on the same day. Staff has received three letters of opposition for this zoning amendment.

Staff Recommendation

Staff recommends approval of the Zoning change with the associated Detailed Site Plan.