



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: October 11, 2018

SUBJECT: Ordinance 3535 – Zoning change from Planned Development District No. 7 (PD-7) / Local Retail District - 1 (LR-1) and Planned Development District No. 29 (PD-29) to Planned Development District No. 101 (PD-101) allowing one-family detached residences and establishing development standards; and an associated Detailed Site Plan located on the west side of Veronica Road and approximately 110 feet south of Valley View Lane

Zoning Request

The City has received a request from Todd Bonneau Homes, the applicant, for a zoning change from Planned Development District No. 7 (PD-7) / Local Retail District - 1 (LR-1) and Planned Development District No. 29 (PD-29) to Planned Development District No. 101 (PD-101) allowing one-family detached residences and establishing development standards. The subject property is an approximate 0.67-acre site located on the west side of Veronica Road and approximately 110 feet south of Valley View Lane.

The subject property is a an undeveloped lot. To the west and north of the site are retail centers, Walmart Neighborhood Center and a multi-tenant retail strip. To the south is a church. To the east of the site there are single-family residential neighborhoods.

Proposed Zoning Change / PD-101

The applicant is proposing to develop the 0.67-acre property into five (5) single family residential lots with a zero lot line configuration. All lots will front and have the main access from Veronica Road. For the development of this property, the applicant is proposing to create Planned Development District No. 101 (PD-101) containing the following standards:

Land Uses

PD-101 proposes detached single-family residences and home occupation as uses allowed by right.

Building Area and Lot Dimensions

PD-101 will allow lots minimum 5,300 square feet in area. The dwelling units shall be a minimum 2,300 square feet in area and maximum two (2) stories in height. PD-101 requires all development to follow the minimum standards as follows:

- Each lot must contain a minimum of 5,300 square feet of area
- Each lot must be at least 47 feet in width
- The minimum front yard setback is 10 feet
- The minimum side yard setback is 7 feet for the non-zero side of the lot and allows Lot 1, as shown on the Detailed Site Plan, to have a side setback not less than 5 feet
- Minimum house size of 2,300 square feet

Parking

PD-101 requires each dwelling unit to contain a minimum of two enclosed parking spaces. PD-101 requires all garages to have a J-swing entry (i.e. the garage face shall be perpendicular to Veronica Road) and prohibits garage doors facing Veronica Road.

Landscape

PD-101 establishes landscaping requirements for each lot to contain at least one large caliper shade tree. All mechanical equipment shall be screened with evergreen hedges from public view. PD-101 has provisions for a sidewalk to be constructed along Veronica Road in accordance with City standards. Additionally, the PD proposes to have a minimum 10% of the buildable area of each lot to be preserved as open space area.

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 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.

Central Area Plan also includes provision for the Shops at Branch Crossing, also known as the Four Corners area and anticipates the future development of this area to contain a mixture of retail, civic space and residential uses. The Central Area Plan further designates the Four Corners Vision Plan to guide the development of this area.

The Four Corners Plan was adopted by the City Council in May 2008. This Plan proposes townhomes / single family homes on the empty lot along Veronica Road, behind the Walmart site, to help buffer the rear of the proposed retail anchor from the residential neighborhood.

The proposed zoning change from Planned Development District No. 7 (PD-7) / Local Retail District - 1 (LR-1) and Planned Development District No. 29 (PD-29) to Planned Development District No. 101 (PD-101) is consistent with the recommendations of both the Central Area Plan and The Four Corners Vision Plan.

Public Response

Staff mailed 13 zoning notification letters on September 14, 2018. One (1) zoning notification sign was also placed on the site on the same day. Additionally, the required public hearing notice was published in the Dallas Morning News on October 2, 2018. Staff has not received any written correspondence for this zoning amendment.

Recommendation

On September 24, 2018, the Planning and Zoning Commission voted four (4) to two (2) to recommend approval of the proposed Zoning change as presented in Ordinance No. 3535.

Possible Council Action:

1. Motion to adopt Ordinance No. 3535.
2. Motion to adopt Ordinance No. 3535 with the following modifications ...
3. Motion to deny Ordinance No. 3535.
4. Motion to continue discussion at the next meeting.