



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Harlan Jefferson, Town Manager
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services
Khara Dodds, Director of Development Services

Re: Town Council Meeting – May 24, 2022

Agenda Item:

Conduct a public hearing and consider and act upon a request to rezone a portion of Planned Development-36, and a portion of Planned Development-63, to Planned Development (PD) for Legacy Gardens, on 121.4± acres, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes, located on the south side of Frontier Parkway, west of Dallas Parkway. (Z20-0019).

Description of Agenda Item:

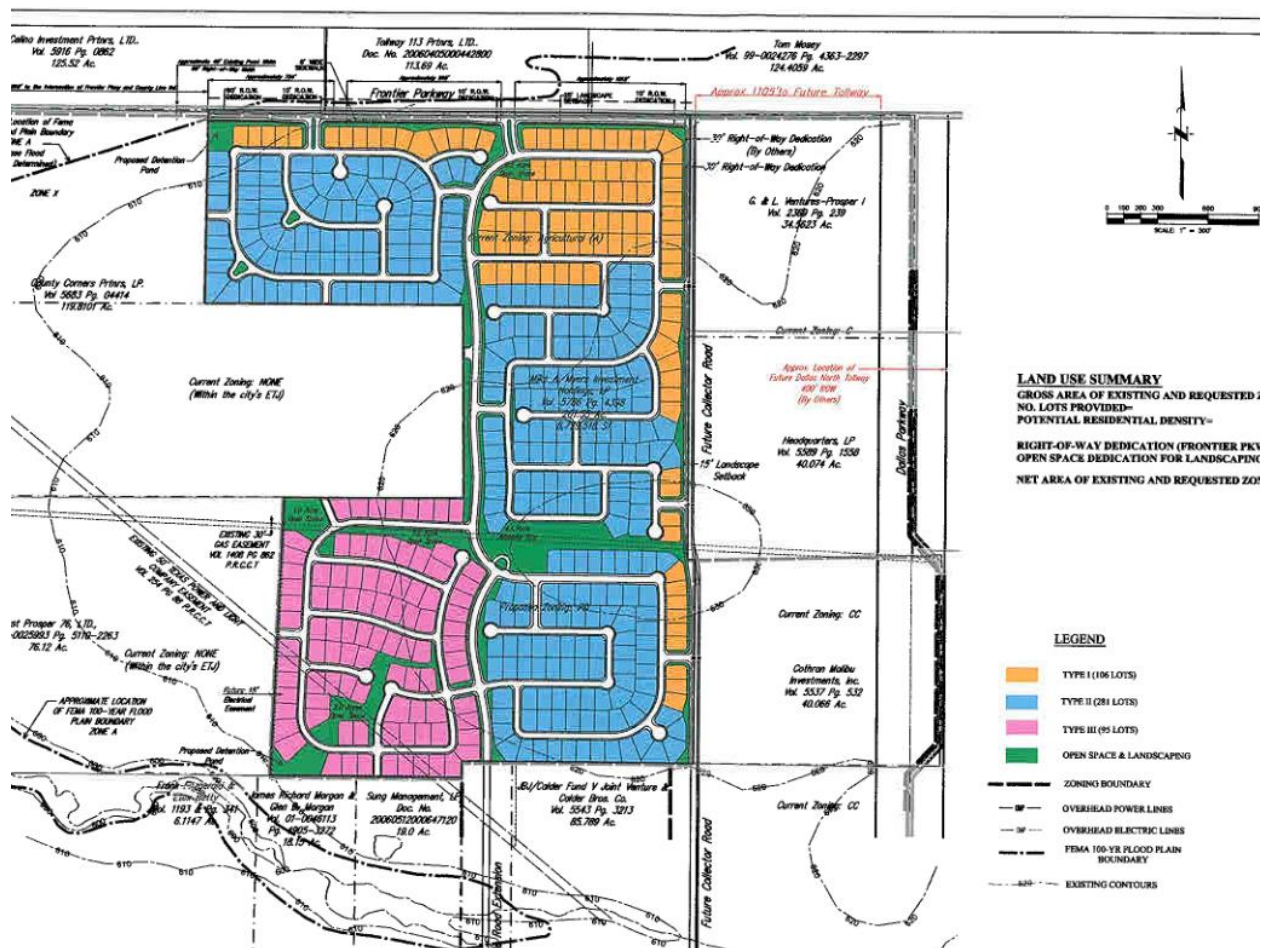
The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-36-Single Family & Planned Development 63	Undeveloped	Low Density Residential & Medium Density Residential
North	City of Celina	City of Celina	City of Celina
East	Commercial	Undeveloped	Tollway District
South	Planned Development-36-Single Family & Planned Development 63	Legacy Garden Subdivision	Low Density Residential & Medium Density Residential

West	Planned Development-88- Single Family and Planned Development-90-Single Family	Undeveloped	Low Density Residential & Medium Density Residential
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Requested Zoning – This is a request to rezone 121.4± acres a portion of Planned Development-36, and a portion of Planned Development-63, to establish a new Planned Development. The purpose of rezoning is to establish a new zoning district, and to facilitate the development of a single-family detached residential subdivision. The existing exhibits for both PD-36 and PD-63 are shown below. There is a small subdivision (PD 74) which is not included in this rezoning request, however, is still part of the subdivision. Exhibit is shown below as well.

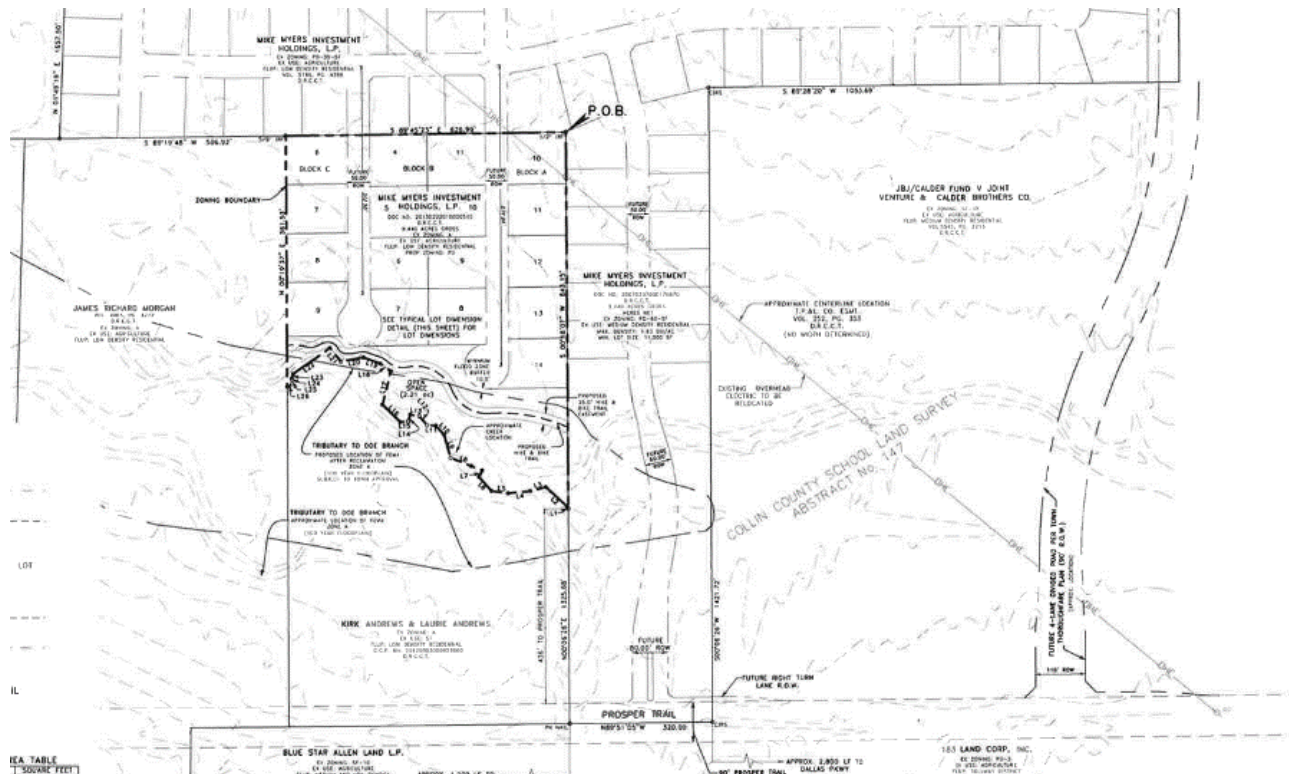
Existing PD 36- Legacy Crossing



[illegible]

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PD- 74 Legacy Crossing



The proposed rezoning request modifies the single-family detached residential development standards as describe below:

Lot Comparison

Currently in PD-36, there are three (3) types of lots for single-family detached residential lots and in PD-63, there is one (1) type of lot for single-family detached residential lots. The applicant is proposing to modify the proposed standards and introduce three new (3) lot types. A table comparing the existing and proposed single-family detached residential lots is shown below. All other development standards that are not shown, were not altered. Staff does have concerns with the size of the lots being proposed as the modification is removing the larger lots that were previously approved with the PD-36 and PD-63.

Existing PD-36				Existing PD-63
LOT AREA SUMMARY				LOT AREA SUMMARY
	I	II	III	
Min. Lot Area (sq. ft.)	10,000 sq. ft.	11,000 sq. ft.	12,500 sq. ft.	13,500 sq. ft., Maximum 10 lots between 13,500 sq. ft.-15,000 sq. ft.
Min Lot. Width (ft.)	No less than 80ft	No less than 80ft	No less than 80ft	100ft
Min. Lot Depth	125ft	125ft	135ft	135ft

Min. Front Yard	25ft	25ft	30ft	35ft
Min. Side Yard	8ft	8ft	8ft	10ft, 15ft on corner
Min. Dwelling Area	1,800 sq. ft.	1,800 sq. ft.	2,500 sq. ft.	2,500 sq. ft.
Number of maximum lots allowed	106 type I lots are proposed	281 type II lots are proposed	95 type III lots are proposed	Not to exceed 121 lots

NEW PROPOSED PD			
LOT AREA SUMMARY			
	8F	9F	10F
Min. Lot Area (sq. ft.)	8,000 sq. ft.	9,000 sq. ft.	10,000 sq. ft.
Normal Lot size	66 x 125	76 x 130	86 x 130
Min. Front Yard	20ft	25ft	25ft
Min. Side Yard	8ft	8ft	8ft
Min. Dwelling Area	1,200 sq. ft.	1,400 sq. ft.	1,500 sq. ft.
Number of lots allowed	75 lots are proposed	57 lots are proposed	148 lots are proposed, per the PD a minimum of 125 lots are required.

Single Family Lot Entitlement

Currently in PD-36 there are three (3) types of single-family lots being proposed (106 Type I, 281 Type II, and 95 Type III). In PD-63, there is only one existing lot area not to exceed 121 lots. In the new proposed PD, there is no minimum or maximum number of 8F and 9F single-family lots. However, a minimum of 125 10F type of single-family lots are required as shown in the subdivision layout.

Further, the proposed PD provides for a subdivision layout, as shown below.



Lot Type Summary

Proposed Lots

8F (66'x125')	75	14.6%
9F (76'x130')	57	11.1%
10F (86'x130')	148	28.8%

Existing Platted Lots

Type I (10,000 SF)	17	3.3%
Type II (11,000 SF)	167	32.5%
Type III (12,500 SF)	34	6.6%
PD-74-15 (15,000 SF)	16	3.1%

Total **514**

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has received one (1) Public Hearing Notice Reply Forms in response to this request.

Attached Documents:

1. Aerial and Zoning Maps
2. Zoning Exhibits
3. Reply Form

Planning & Zoning Commission Recommendation:

At their May 3, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, subject to the following stipulations:

- Limiting 8F Type Lots to a maximum of 75, 9F Type Lots to a maximum of 57, 10F Type Lots to a maximum of 148, and
- Increasing the minimum dwelling size to 1,800 square feet for all proposed lot types.

Town Staff Recommendation:

Staff recommends approval of the request to rezone a portion of Planned Development-36, and a portion of Planned Development-63, to Planned Development (PD) for Legacy Gardens, on 121.4± acres, to modify the residential development standards, including but not limited to reducing permitted lot sizes, subject to the following

1. Staff recommends approval of the request subject to the following:
 - a. Limiting 8F Type Lots to a maximum of 75, 9F Type Lots to a maximum of 57, 10F Type Lots to a maximum of 148, and
 - b. Increasing the minimum dwelling size to 1,800 square feet for all proposed lot types.
 - c. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.

Proposed Motion:

I move to approve the request to rezone a portion of Planned Development-36, and a portion of Planned Development-63, to Planned Development (PD) for Legacy Gardens, on 121.4± acres, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes, located on the south side of Frontier Parkway, west of Dallas Parkway. (Z20-0019).