

Planned Development
607 East First Street
(ZONE-25-0001)

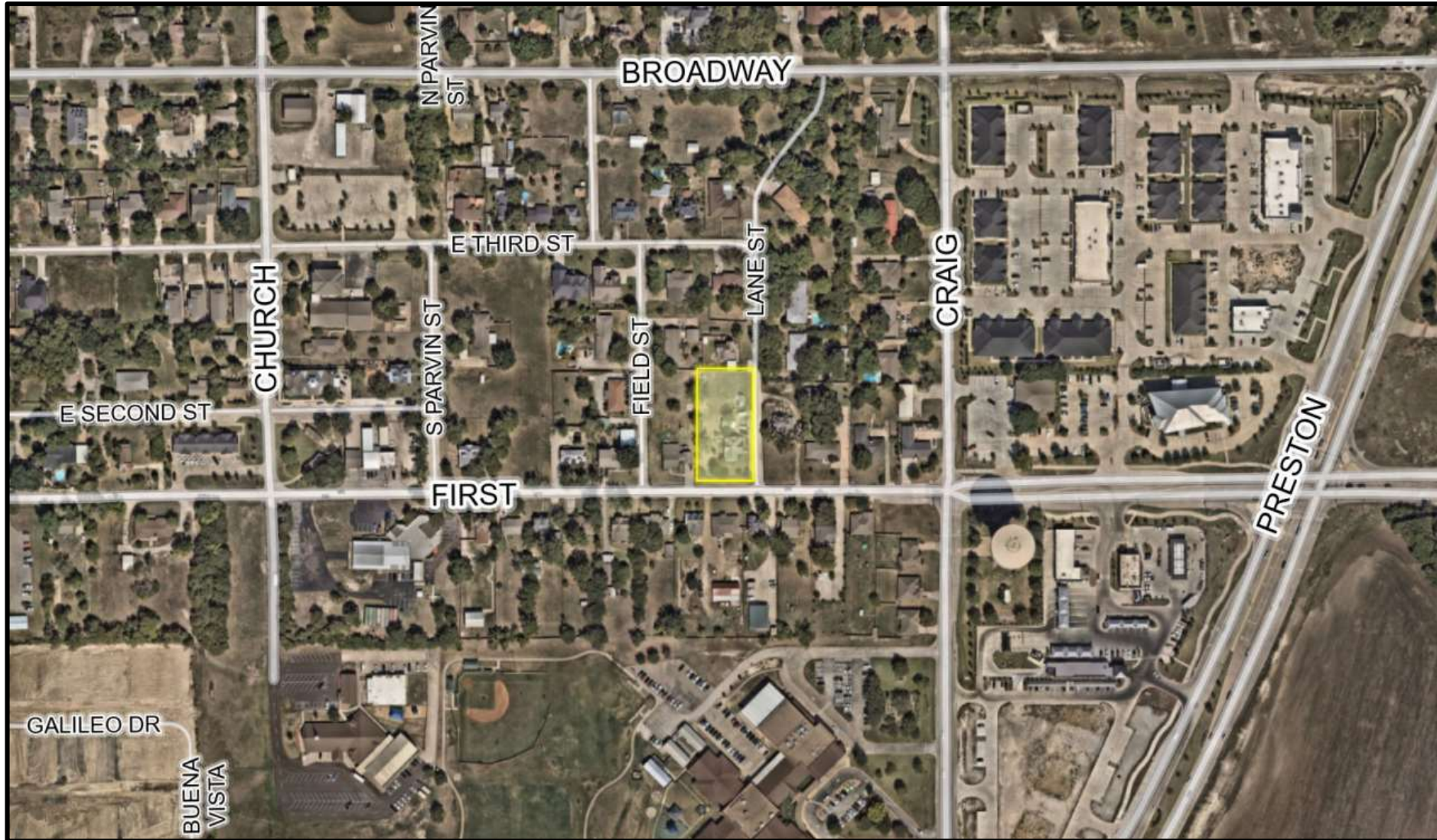
Agenda Item

Conduct a Public Hearing and consider and act upon a request to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001)

Proposal

Purpose:

- Potentially convert existing residential structure to commercial structure in the future.
 - Future buyer to develop site based on limited commercial uses.

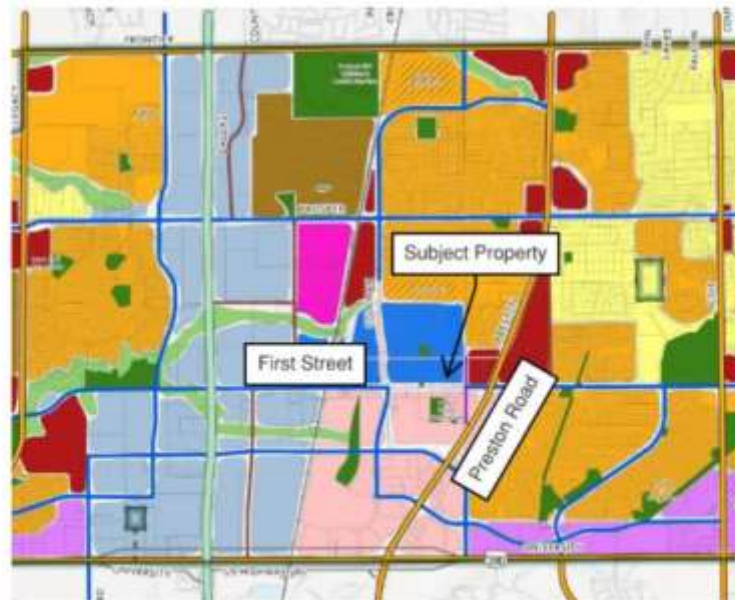


Future Land Use Plan

Old Town District:

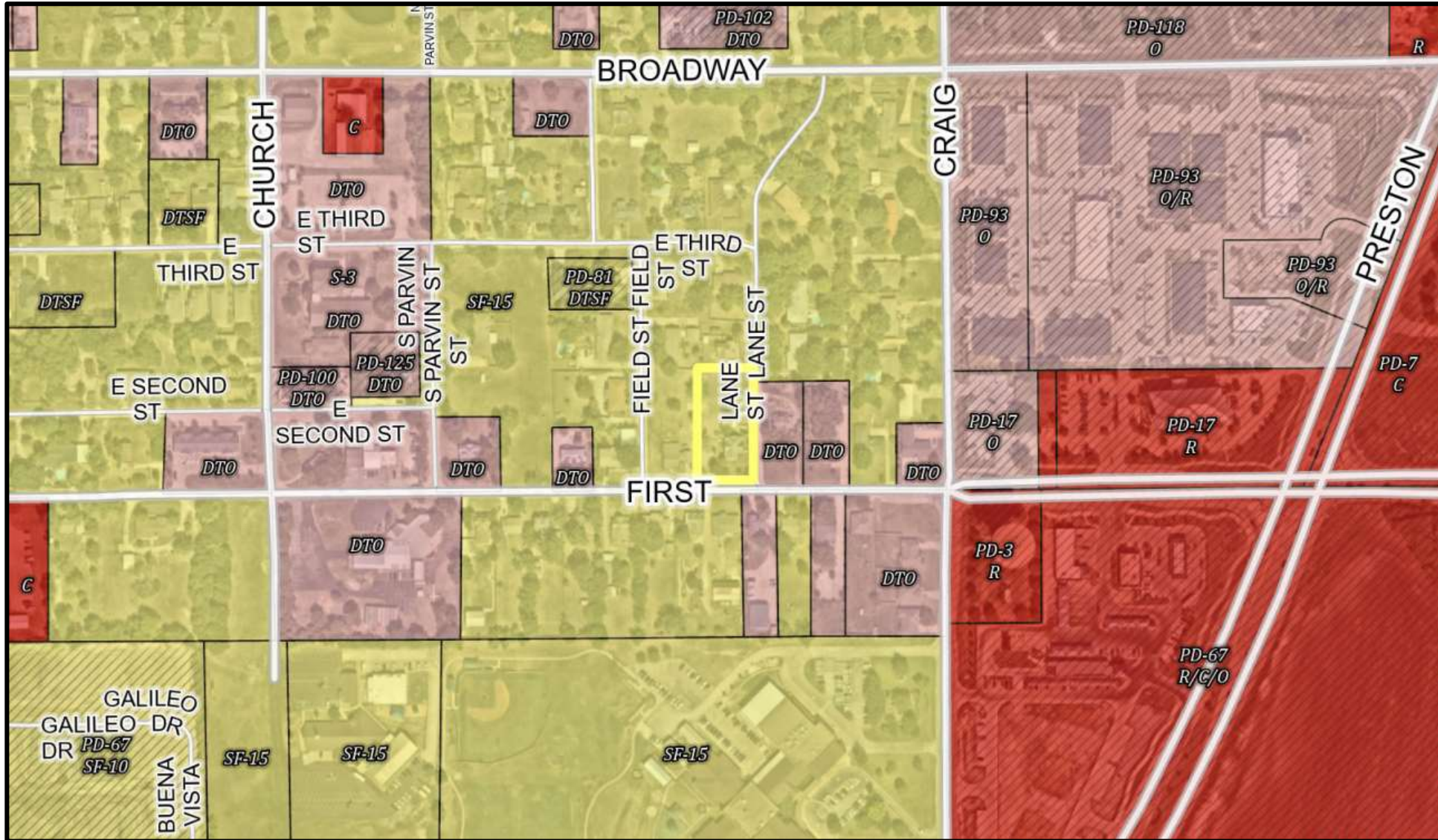
- Recommends a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants, and offices.
- Recommends that historic homes, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments.

Future Land Use Exhibit



Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single-Family Residential	Old Town District
North	Single Family-15	Single-Family Residential	Old Town District
East	Downtown Office	Professional Office	Old Town District
South	Single Family-15	Single-Family Residential	Old Town District
West	Single Family-15	Single-Family Residential	Old Town District



District Regulations

	DTO Regulations (Zoning Ordinance)	Proposed Regulations (Development Standards)
Size of Yards	Front: 25' Side: 5' (Adj. to Residential) 15' (Adj. to First Street) Rear: 10'	Front: 25' Side: 5' (Adj. to Residential) 15' (Adj. to First Street) Rear: 10'
Size of Lots	Minimum Area: 6,000 SF Minimum Lot Width: 50' Minimum Lot Depth: 120'	Minimum Area: 6,000 SF Minimum Lot Width: 50' Minimum Lot Depth: 120'
Maximum Height	Stories: Two Stories or 40'	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 55 Percent	Lot Coverage: 55 Percent

Permitted Uses

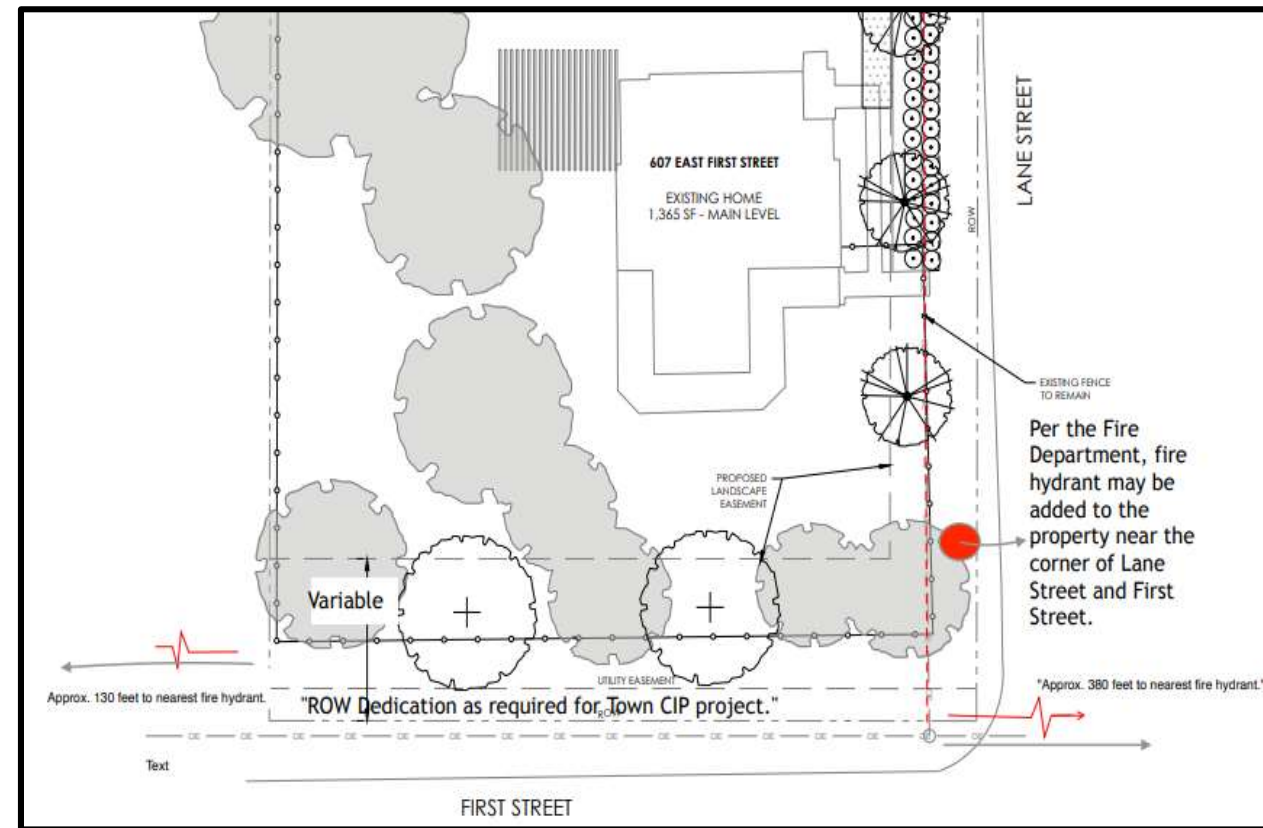
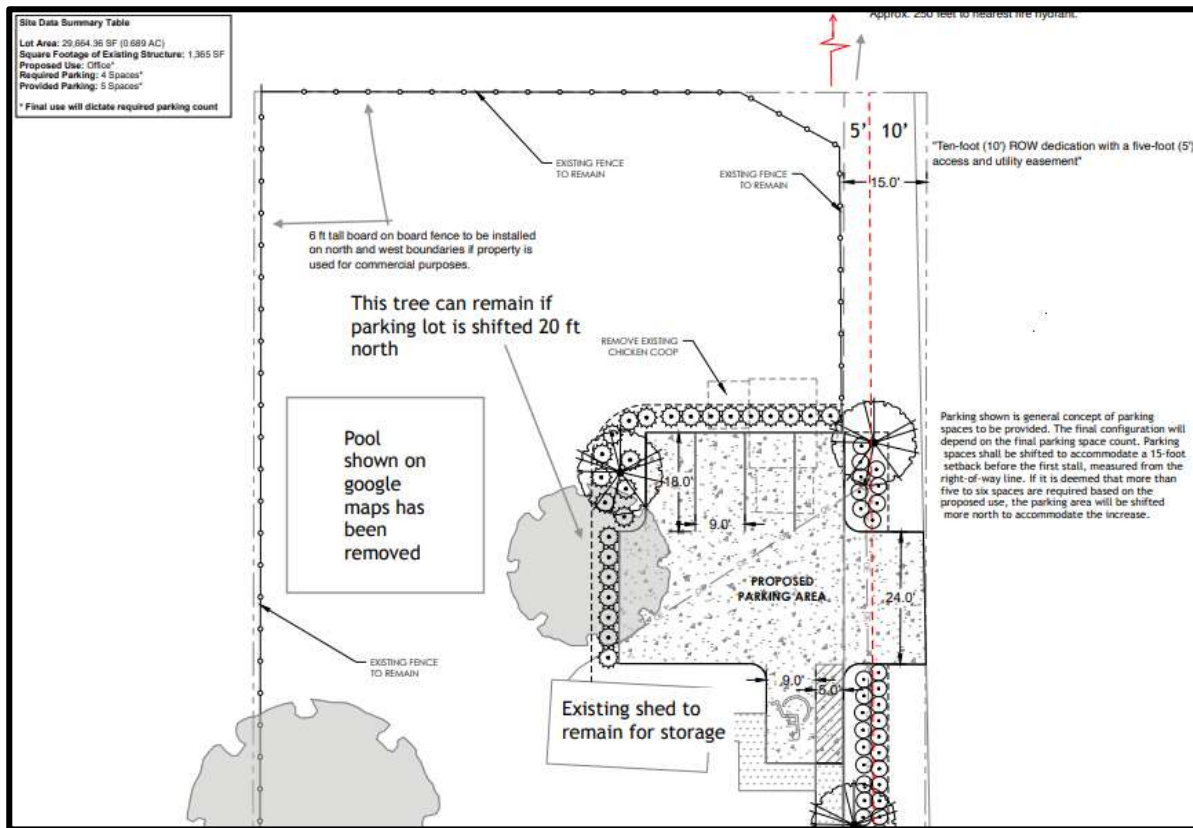
By Right:

- Administrative/Medical and Professional Office
- Architectural or Interior Design Studio
- Boutique Retail
- Materials Showroom
- Single-Family Dwelling

Permitted Uses Cont.

By Specific Use Permit:

- Bed and Breakfast
- Coffee Shop
- Tea Room



Architectural Standards

Building Materials:

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural or Manufactured)
- Other Materials as Approved by Director of Development Services

Architectural Standards Cont.

Building Design:

- Existing Structures
 - Exterior alterations, not related to maintenance, must be approved by the Director of Development Services.
- New Structures
 - Buildings shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines.
 - Architectural styles such as Craftsman, Folk Traditional, and Victorian are recommended.



View from First Street Looking North



View from side yard, looking East



View from First Street Looking Northeast



View from Lane Street Looking South/Southwest

Landscaping

	DTO Regulations (Development Standards)	Proposed Regulations (Development Standards)
Adjacent to Thoroughfares	Easement: 5' (Legacy Drive) 5' (First Street) Plantings: One ornamental tree every 30 linear feet.	Easement: 5' (Legacy Drive) 5' (First Street) Plantings: One ornamental tree every 30 linear feet.
Adjacent to Residential Development	Buffer: 5' (Northern Boundary) 5' (Western Boundary) Plantings: One ornamental tree every 30 linear feet.	Buffer: 5' (Northern Boundary) 5' (Western Boundary) Plantings: One ornamental tree every 30 linear feet.

Screening and Fencing

Adjacent to Single-Family:

- Six-foot (6') cedar board on board wooden fencing adjacent to single-family homes.

Five-foot landscape buffer will one ornamental tree every 30 linear feet shall be shown on official Landscape Plan that is submitted with Site Plan.

Five-foot landscape buffer will one ornamental tree every 30 linear feet shall be shown on official Landscape Plan that is submitted with Site Plan.

Pool has been removed.

Detailed tree survey will be provided at the time of Site Plan.

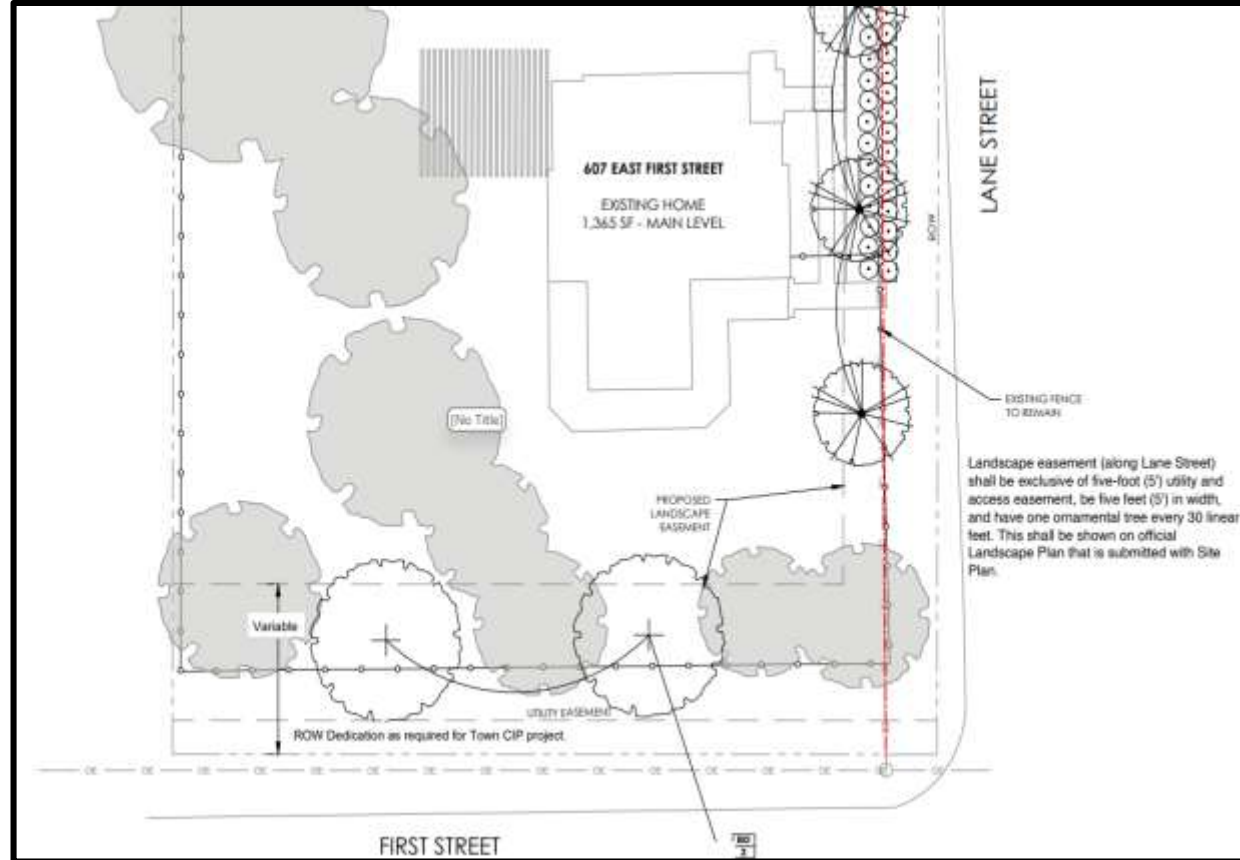
Landscape islands shall be provided at the terminus of all parking rows, contain one large tree, and not be located within landscape easements.

REMOVE EXISTING CHICKEN COOP

PROPOSED PARKING AREA

EXISTING SHED TO REMAIN

Parking shown is general concept of parking spaces to be provided. The final configuration will depend on the final parking space count. Parking spaces shall be shifted to accommodate a 15-foot setback before the first stall, measured from the right-of-way line. If it is deemed that more than four to five spaces are required based on the proposed use, the parking area will be shifted more north to accommodate the increase.



Noticing

Notices:

- Friday, August 8th

Citizen Response:

- Two Letters of Support
 - One w/ Restrictions

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (4-0)