



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 14, 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:

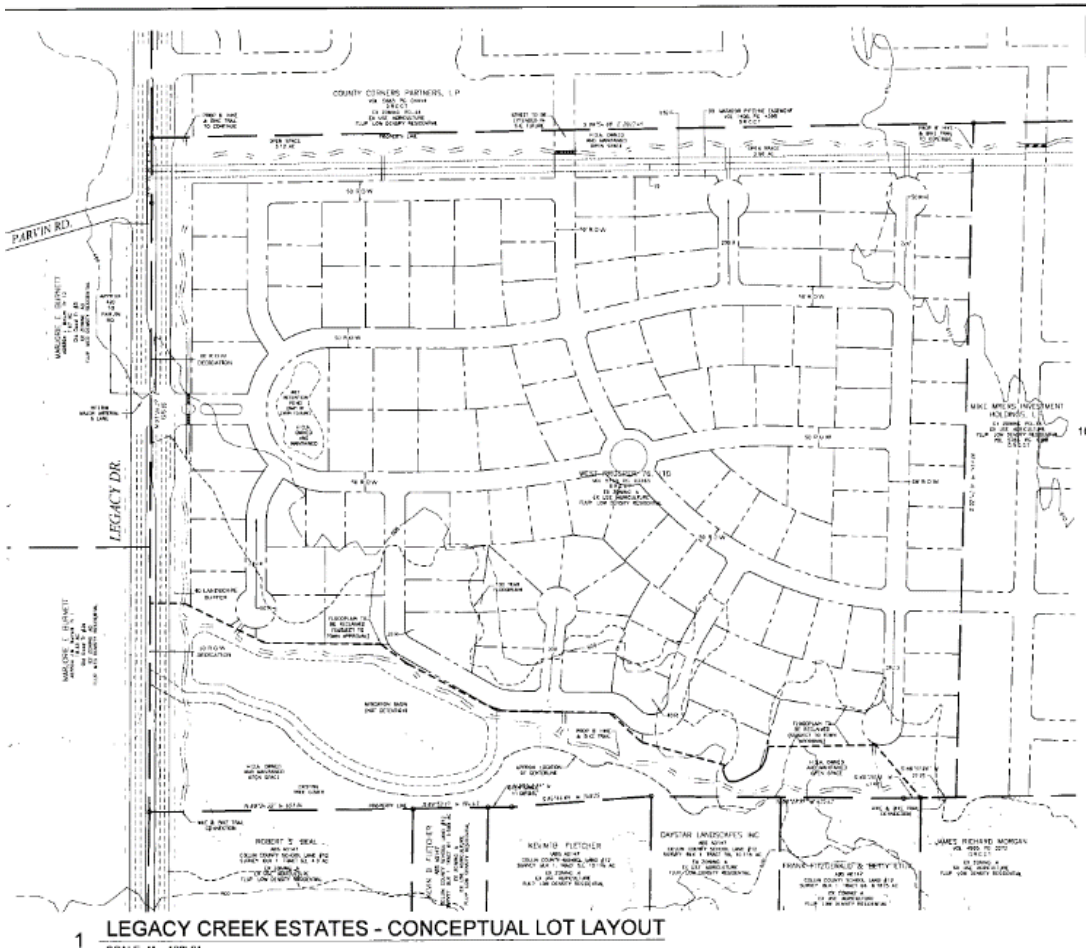
The item was considered and tabled at the May 24th Council meeting. In response to the Town Council comments received at the May 24th meeting, the applicant has updated the development standards to reflect minimum building areas of 2,300 sf for all product types and updated the minimum number of units in Table 1.

This is a request to rezone 121.4± acres, which is a portion of Planned Development-36 (PD-36), and a portion of Planned Development-63 (PD-63), in order to establish a new Planned Development and zoning district, as well as 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.

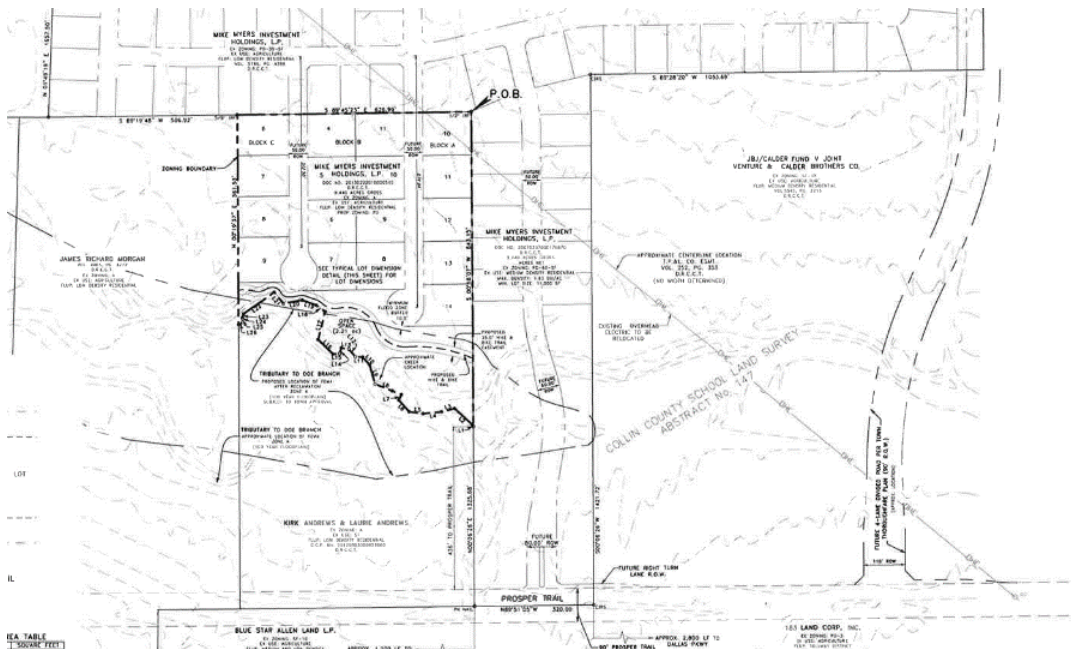
The zoning and land use of the surrounding properties are as follows:

	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

PD-63 Legacy Creek Estates



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 within PD-36 and PD-63. The applicant has made a recent modification for all lot types to include a 2,300 sq. ft. minimum dwelling area.

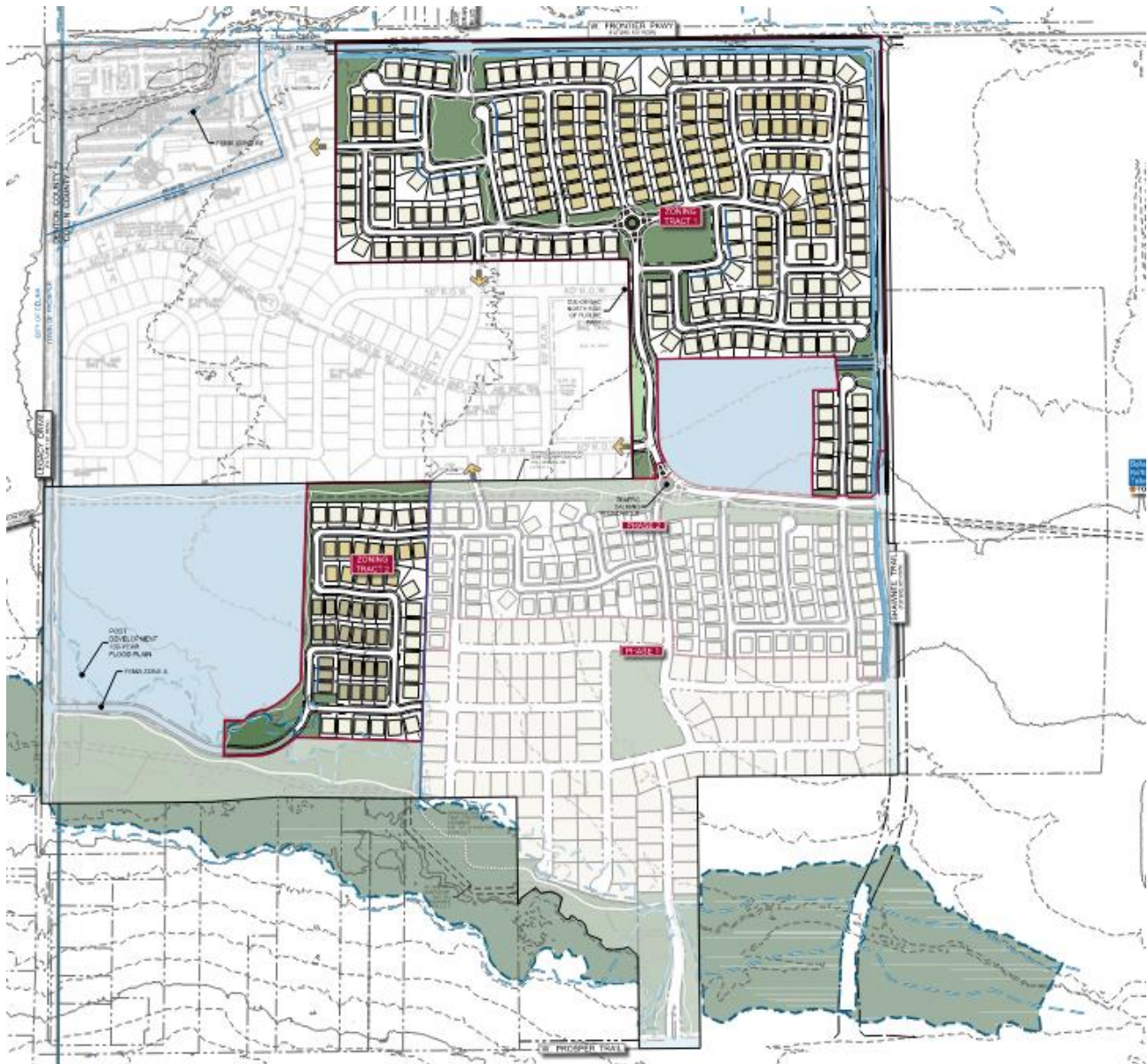
Existing PD-36				Existing PD-63
LOT AREA SUMMARY				LOT AREA SUMMARY
	I	II	III	
Min. Lot Area (sq. ft.)	10,000 sq. ft.	11,000 sq. ft.	12,500 sq. ft.	13,500 sq. ft., Maximum 10 lots between 13,500 sq. ft.-15,000 sq. ft.
Min Lot. Width (ft.)	No less than 80ft	No less than 80ft	No less than 80ft	100ft
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 2,300 sq. ft.	1,400 2,300 sq. ft.	1,500 2,300 sq. ft.
Minimum Number of lots allowed	23 lots	101 lots	147 lots

Single Family Lot Entitlement

In PD-36, there are 106 Type I lots being proposed in Lot Area I, 281 Type II lots being proposed in Lot Area II, and 95 Type III lots being proposed in Lot Area III. In PD-63, a total number of lots not to exceed 121 are proposed. The applicant has made a recent modification to include a minimum number of lots which includes 23 8F lots, 101 9F lots, and 147 10F lots.

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



Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential & Medium Density Residential.

Thoroughfare Plan – The property is adjacent to Shawnee Trail, a future major thoroughfare and Frontier Parkway, a future six-lane divided major thoroughfare.

Parks Master Plan – The Parks Master Plan identifies multiple hike and bike trails on the subject property. There is a 12' H&B trail at the south side along the creek. A 10' trail along Shawnee (east side) and Frontier Pkwy (north side). A 10' trail crossing the middle of their property east to west.

Lot Type Summary

Proposed Lots

8F (66'x125')	23	4.6%
9F (76'x130')	101	20.0%
10F (86'x130')	147	29.1%

Existing Platted Lots

Type I (10,000 SF)	17	3.4%
Type II (11,000 SF)	167	33.1%
Type III (12,500 SF)	34	6.7%
PD-74-15 (15,000 SF)	16	3.2%

Total **505**

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 Form 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:

- a. 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, and subject to approval of a Development Agreement. (Z20-0019).