



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Mario Canizares, Town Manager
Chuck Ewings, Executive Director of Development and Infrastructure Services

Re: Town Council Meeting – May 09, 2023
Zoning Windsong Ranch Amendment

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding building materials, located on the northside of First Street and west of Windsong Parkway. (ZONE-23-0006)

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-40 (PD-40)	Windsong Ranch, Phase 7F & 7G	Medium Density Residential
North	Planned Development-40 (PD-40)	Windsong Ranch, Phases 7B, and 7D-7I	Low Density Residential
East	Planned Development-40 (PD-40)	Windsong Ranch, Phase 7I	Medium Density Residential
South	Planned Development-40 (PD-40)	Windsong Ranch Phase 3d	Medium Density Residential
West	Agriculture (A)	Undeveloped	Low Density Residential

Requested Zoning

The purpose of this request is to amend Planned Development-40 (PD-40) regarding building materials, specifically for Phases 7F and 7G.



Phases 7F and 7G of Windsong Ranch include Type A and Type B lots. This section of Windsong Ranch is being constructed under the Courtyard Home Option. Tellus and Tradition Homes would like to amend PD-40 and amend the Development Agreement to allow Tradition Homes to build their Modern Farmhouse (“E” Elevations) in Phases 7F and 7G. PD-40 currently includes language that allows Modern Farmhouse elevations to be constructed on Type C, Type D, and Type F lots. More specifically, Type C, Type D and Type F lots, 30 % of those lots were allowed 100% to be built with Cementitious fiber board. This request is to allow those lots on Types A and B. In addition to the building materials, the applicant is requesting a landscape maintenance facility.

A development agreement will be needed for the building materials.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential. The proposed zoning request conforms to the Comprehensive Plan.

Thoroughfare Plan – The property is bounded to the west by Teel Parkway and north by Prosper Trail.

Parks Master Plan – Currently, the Parks Master Plan does not identify a park on the subject property.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, Staff has not received any response to the proposed zoning request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits

3. PD-40 Redlines
4. Letter of Intent
5. Comprehensive Plan Future Land Use Types

Planning & Zoning Recommendation:

At their April, 18, 2023, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, by a vote of 6-0. During the meeting, there were questions regarding price points for the proposed single family residence products and the durability of the materials.

Town Staff Recommendation:

Town Staff recommends approval of the request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding building materials, located on the northside of First Street and west of Windsong Parkway

Proposed Motion:

I move to approve/deny a request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding building materials, located on the northside of First Street and west of Windsong Parkway