



## 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, AICP, Director of Development Services

**Re:** Town Council Meeting – May 10, 2022

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005).

**Description of Agenda Item:**

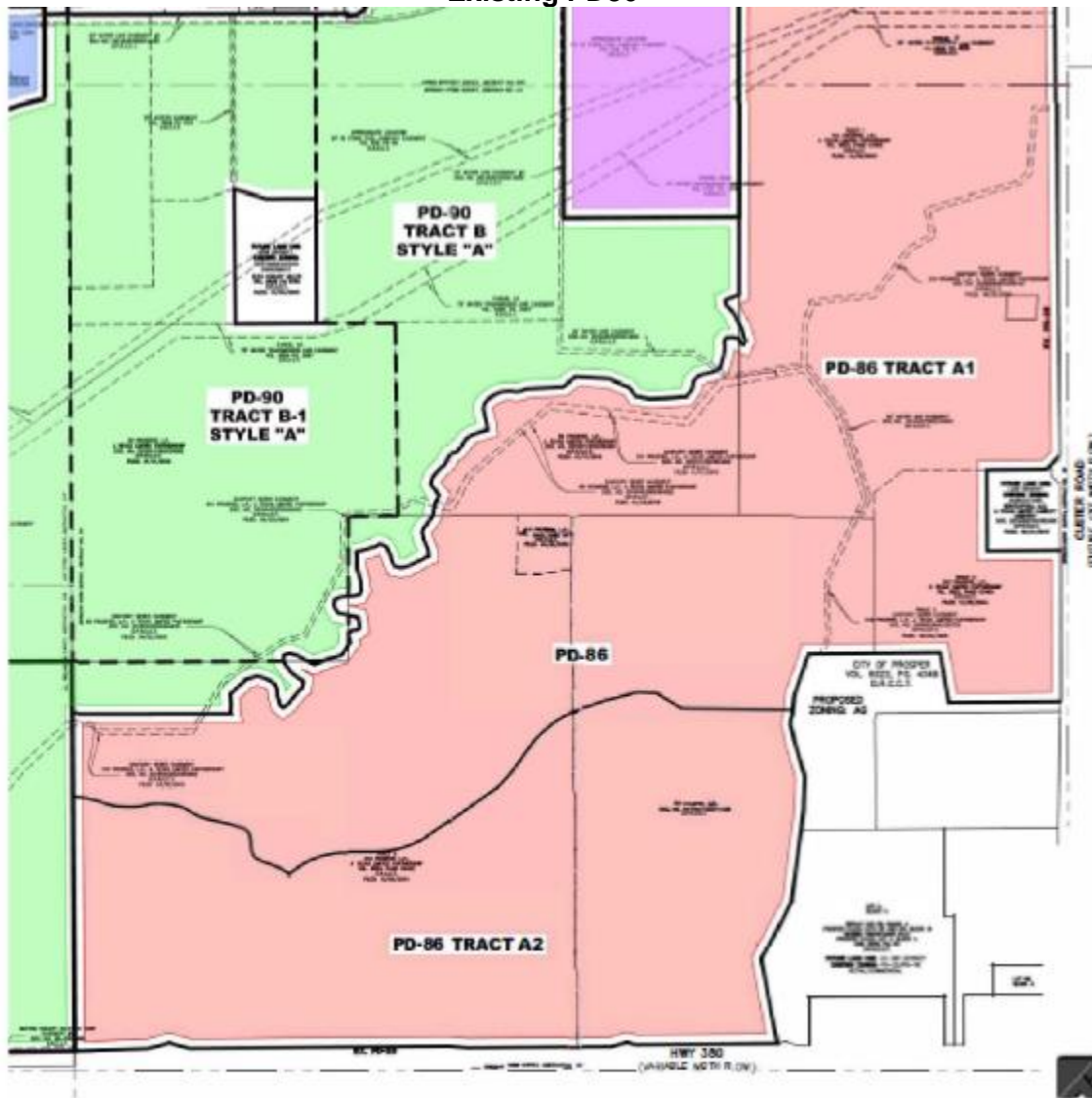
The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-86-Single Family	Undeveloped	Low Density Residential
<b>North</b>	Planned Development-90-Single Family	Undeveloped	Low Density Residential
<b>East</b>	Planned Development-76 (Commercial), Planned Development-25 (Mixed uses), and Planned Development-105 (Cemetery)	Undeveloped, water tanks, and cemetery	US 380 District & Low Density Residential
<b>South</b>	City of Frisco	City of Frisco	City of Frisco
<b>West</b>	Planned Development-88-Single Family and Planned Development-90-Single Family	Undeveloped	US 380 District & Low Density Residential

**Requested Zoning** – This is a request to rezone 277.6± acres from Planned Development-86 (PD-86) to establish a new Planned Development. PD-86 is currently comprised of approximately 395 acres and has three (3) tracts. The purpose of rezoning a portion of PD-86 is to establish a zoning

district corresponding to new ownerships for multiple tracts to facilitate the development of a single-family detached residential subdivision, and to modify the location of uses currently existing in PD-86.

#### Existing PD86



The proposed rezoning request modifies the single-family detached residential development standards and modifies the location of certain uses with tracts 3 and 4 as describe below.

#### ***Lot Comparison***

Currently in PD-86, there are four (4) types of lots for single-family detached residential lots. The applicant is proposing to modify the proposed standards and introduce three (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.

<b>Existing PD-86</b>				
<b>LOT AREA SUMMARY</b>				
	A	B	C	D
<b>Min. Lot Area (sq.ft)</b>	15,000 sq. ft.	12,000 sq. ft.	9,000 sq. ft.	7,000 sq. ft.
<b>Min Lot. Width (ft.)</b>	90ft	80ft	70ft	55ft
<b>Min. Lot Depth</b>	125ft	125ft	125ft	125ft
<b>Min. Front Yard</b>	30ft	25ft	20ft	5ft
<b>Min. Side Yard</b>	8ft	7ft	7ft	5/1
<b>Min. Dwelling Area</b>	3,500 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,200 sq. ft.
<b>Number of maximum lots allowed</b>	No maximum	No maximum	188 lots	2 lots

<b>NEW PROPOSED PD</b>			
<b>LOT AREA SUMMARY</b>			
	A	B	C
<b>Min. Lot Area (sq.ft)</b>	15,000 sq. ft.	9,000 sq. ft.	7,000 sq. ft.
<b>Min Lot. Width (ft.)</b>	80ft	70ft	55ft
<b>Min. Lot Depth</b>	125ft	125ft	125ft
<b>Min. Front Yard</b>	25ft	20ft	20ft
<b>Min. Side Yard</b>	7ft	7ft	5ft
<b>Min. Dwelling Area</b>	3,500 sq. ft.	2,500 sq. ft.	2,200 sq. ft.
<b>Number of maximum lots allowed</b>	No maximum, 96 units proposed on the subdivision layout	105 lots	145 lots

### ***Single Family Lot Entitlement***

In Tract A-1, PD-86 currently permits 188 Type C single-family detached residential lots, and two (2) Type D single-family detached residential lots. There were no restrictions for the other lot sizes. The proposed PD allows a maximum of 105 Type B lots and 145 Type C lots as indicated on the subdivision layout. There is no maximum number of type A lots, however the applicant proposed 96 lots on the subdivision layout.

### ***Residential development criteria along major creeks.***

Per Section 10.03.146 of the Subdivision Ordinance, certain design requirements exist for residential development along major creeks. These design requirements include maximum lot frontage and ornamental fence requirements. The applicant has stated within the proposed PD that the development shall not be required to comply with the creek frontage requirements. The applicant will provide no-build, floodway, and HOA drainage easements to ensure that no dwelling unit or any other structure may obstruct the natural flow of stormwater. The HOA shall keep the HOA Drainage, Floodway, and No-Build Easement clean and free of large debris that would obstruct the flow of water.

### ***Landscape Buffer***

The Town requires a minimum 25-foot landscape buffer for collector roads. This is to ensure adequate space for all landscaping. The applicant is proposing a 15-foot landscape buffer. Staff has recommended the applicant be subject to the Town's standard regulations.

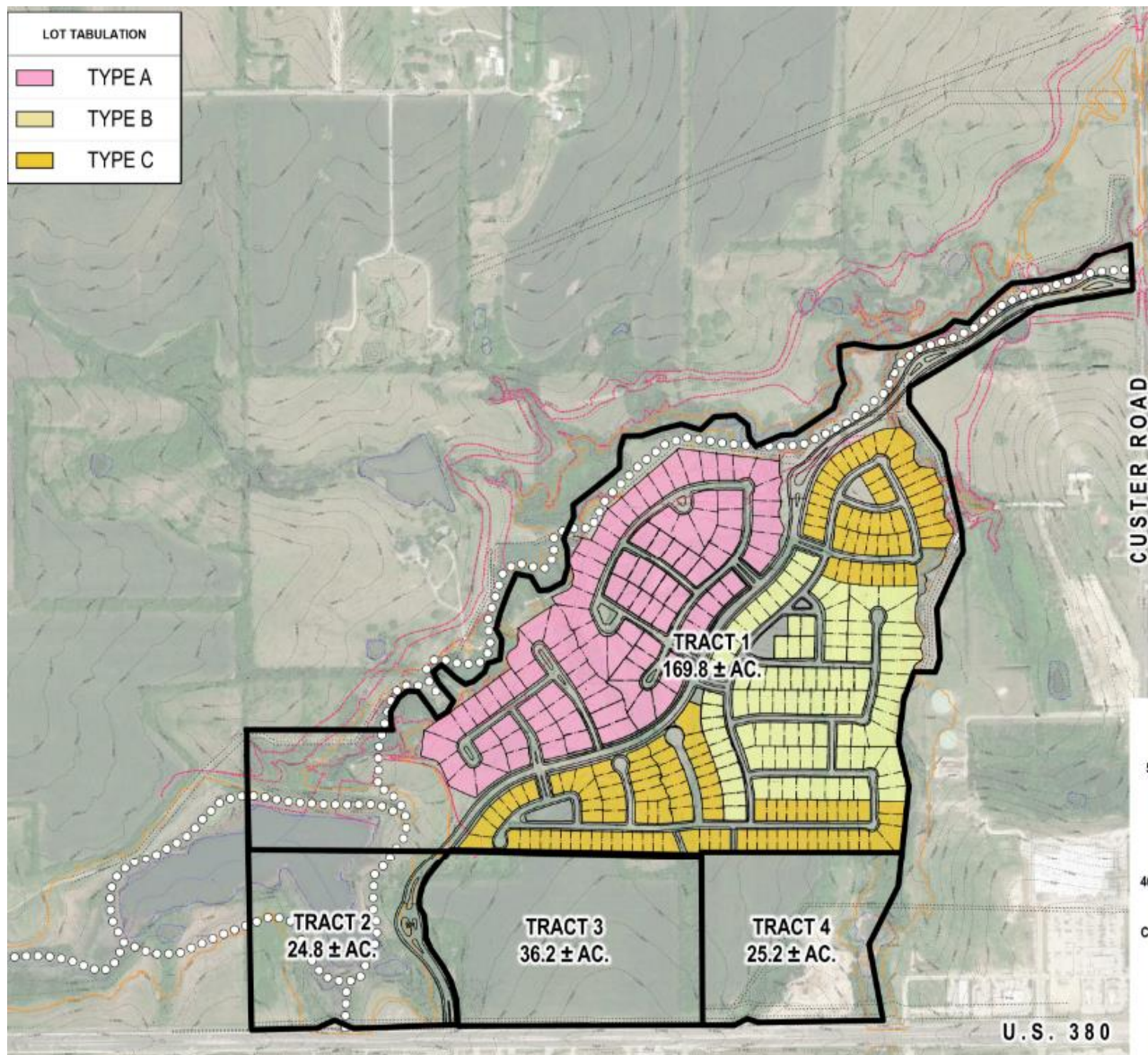
### **Uses allocation**

Multifamily and townhomes units were allowed in Tract A-2 of PD-86, with certain provisions. The applicant has modified the request with this proposed PD, where multifamily shall only be allowed in Tract 4 and townhomes only allowed in Tract 3. None of the other existing provisions were altered by the proposed PD.

### **Sidewalks**

The Town requires minimum six-foot (6') sidewalks for residential development on both sides of a collector road. The applicant is proposing minimum eight-foot (8') meandering sidewalks on only one side. Staff has concerns with this request due to the safety of pedestrian crossing and recommends the applicant be subject to the Town's standard regulations.

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



**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 two Public Hearing Notice Reply Forms in response to this request.

**Attached Documents:**

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

**Planning & Zoning Commission Recommendation:**

At their April 19, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, as presented by the applicant, by a vote of 4-0, exclusive of the staff recommendations mention below.

**Town Staff Recommendation:**

Staff recommends approval of the request subject to the following:

- a. The applicant to revise the sidewalk provision to follow Town standards.
- b. The applicant to revise the landscape buffer to follow Town standards.
- c. Town Council approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.

**Proposed Motion:**

I move to approve the request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005).