

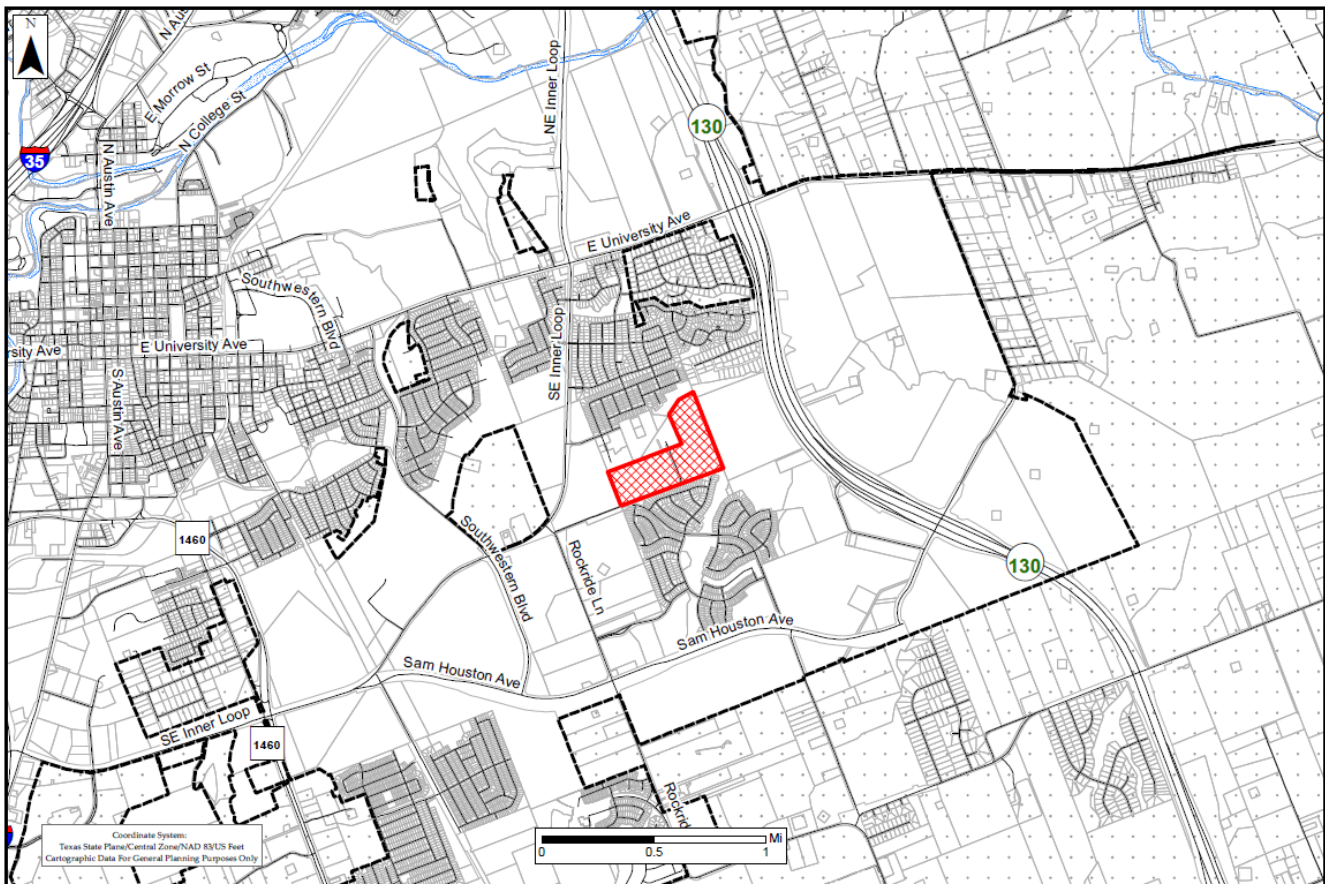


## Planning and Zoning Commission Planning Department Staff Report

**Report Date:** September 6, 2019  
**Case No:** 2019-1-PUD  
**Project Planner:** Andreina Davila-Quintero, AICP, Current Planning Manager

### Item Details

**Project Name:** Carlson Place PUD  
**Project Location:** Generally located north of Carlson Cove, South of University Ave, east of Southeast Inner Loop, and west of SH 130 Toll.  
**Total Acreage:** 67.889 acres  
**Legal Description:** 67.889-acre tract of land situated in the W. Addison Survey, Abstract No. 21  
**Applicant:** SEC Planning, LLC, c/o Peter Verdicchio  
**Property Owner:** Dayne & Pamela Carlson  
**Request:** Zoning Map Amendment to rezone the subject property from **Residential Single-Family (RS)** to a **Planned Unit Development (PUD)** with a base district of Residential Single-Family (RS).  
**Case History:** This is the first public hearing for this request.



*Location Map*

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### Overview of Applicant's Request

The Applicant is requesting to rezone the subject property into a Planned Unit Development (PUD) district to develop a small lot residential subdivision over approximately 68 acres. The proposed development will be part of the residential development known as Carlson Place located to the north.

The proposed development consists of a maximum of 339 units developed at a density of up to five (5) units per acre. The minimum lot sizes proposed are 42 and 47 feet in width and 125 feet in length, with a minimum lot area of 5,000 square feet. To ensure the subdivision includes both lot widths, the proposed PUD requires a 50-percent mix of each lot width, with the option to vary by no more than 5% depending on street location and other site conditions.

### Site Information

#### Location:

The subject property is located off of Carlson Cove, east of SE Inner Loop, between the existing Carlson Place (North) and Saddlecreek residential subdivisions.

#### Physical and Natural Features:

The subject property is generally flat, but it slopes up to the northeast of the site. There are sparse trees located near the north of the subject tract.

#### Future Land Use and Zoning Designations:

The subject property has a Future Land Use Designation of Mixed-Use Community and is currently zoned Residential Single-Family (RS).

#### Surrounding Properties:

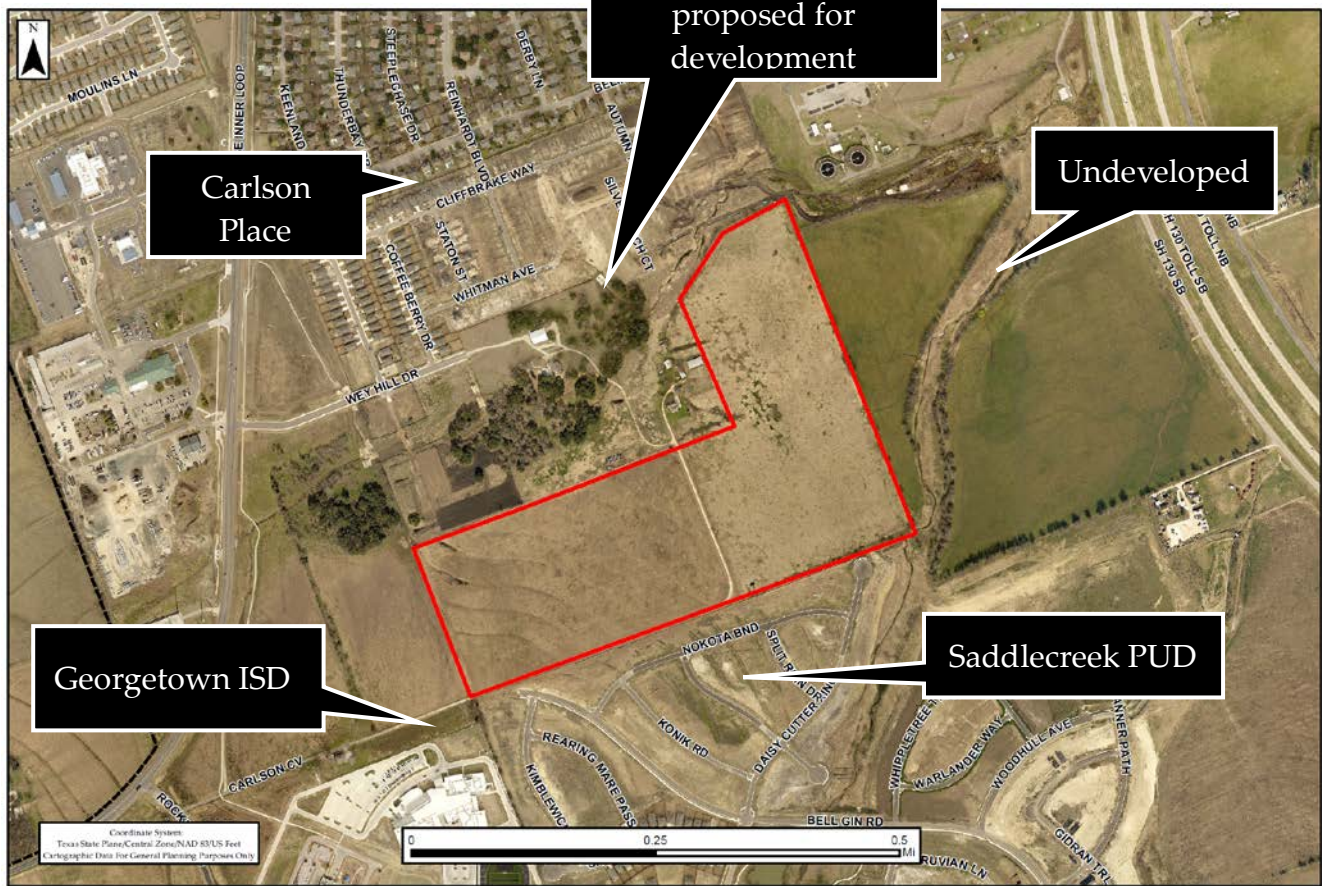
The surrounding properties had historically been used as working farms and are in the various stages of greenfield re-development as single-family neighborhoods. The properties to the north and south (Carlson Place and Saddlecreek, respectively) are currently under construction. To the west of the subject tract is the Williamson County North Campus facilities.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Agriculture (AG); Residential Single-Family (RS)	Mixed-Use Community	Residential property; and Carlson Place Subdivision
South	Planned Unit Development (PUD)	Mixed-Use Community; Employment Center closer to Sam Houston Ave.	Saddlecreek Subdivision
East	Agriculture (AG)	Mixed Use Community; Employment Center along SH 130 Toll.	Vacant
West	Public Facility (PF)	Mixed Use Community;	Williamson County North

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DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
			Campus Facilities



Aerial Map

Property History:

The subject property was annexed in March of 2006 (Ord. 2006-123) and was zoned to Residential Single-Family in 2018 (Ord. 2018-72).

Comprehensive Plan Guidance

Future Land Use Map:

The *Mixed-Use Community* category is described in the 2030 Comprehensive Plan as intended for large tracts of undeveloped land, which are appropriate for larger scale, creatively planned communities, where a mix of residential types and densities are complemented by supporting retail, small to medium-scale office development, and integrated open spaces, where appropriate.

Growth Tier:

The subject tract is located within Tier 1A. Tier 1A is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city’s growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to

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ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

### Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within Oncor's service area for electric. It is anticipated that there is adequate capacity to serve this property either by existing capacity or developer participation in upgrades to infrastructure. The Developer will be responsible for standard utility extension to serve the development, including constructing water and wastewater infrastructure consistent with City's utility master plans.

### Transportation

The subject property's primary inbound and outbound access is Wey Hill Drive along the northern boundary via SE Inner Loop. The Inner Loop is classified as a minor arterial. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.

Additional access may also be provided through Carlson Cove and Rockride Lane, both of which are classified as a future Major Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

A Traffic Impact Analysis (TIA) will be required at time of Subdivision Plat for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

### Proposed Zoning District

The proposed zoning district is Planned Unit Development (PUD) district with a base district of Residential Single-Family (RS). The PUD is a special purpose zoning district intended to allow flexibility in planning and designing for unique or environmentally sensitive properties and that are to be developed in accordance with a common development scheme. PUD zoning is designed to accommodate various types of development, including multiple housing types, neighborhood and community retail, professional and administrative areas, industrial and business parks, and other uses or a combination thereof. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning or the standards of the Unified Development Code (UDC).

The proposed PUD and associated Development Plan depict land uses, primary circulation patterns, open spaces and amenities to be developed in accordance with the minimum requirements of the PUD district (and other applicable standards of the UDC). The proposed Conceptual Land Use Plan provides two variations of lot sizes: 42 and 47-foot wide lots (50% mix with an option to vary by no more than 5%), and a minimum lot area of 5,000 square feet. While the proposed 47-foot wide lots are permitted by right in the current Residential Single-Family (RS) zoning district, the proposed lot width

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of 42 feet may only be permitted with approved rear access (i.e. private alley) or through Special Development types (i.e. Workforce Housing development), proposing a new standard in this PUD. The proposed minimum lot area of 5,000 square feet is also a new standard to be included in this PUD as the minimum lot area in the Residential Single-Family (RS) district is 5,500 square feet.

In addition to the two lot widths and lot area, the proposed Development Plan also identifies a 1-acre private amenity center for the residential development, in addition to the required 6 acres of public parkland to be dedicated at time of platting. The amenity center lot will provide a pool with accommodated onsite parking. Furthermore, the proposed development includes approximately 800 linear feet of 6-foot sidewalks that will ultimately connect the public park located within this PUD to the public park that is within Carlson Place North's subdivision.

As part of the PUD, the request also includes an alternative street intersection spacing requirement for the blocks located along the northern and southern boundaries. Table 12.03.030 of the UDC requires that intersection spacing be a maximum of 1,320 feet on a local street in order to provide a neighborhood street layout focused on the safety of vehicles, bicycles and pedestrians. The request includes relief from this requirement based on site constraints, including the following:

- Along the norther boundary of the subject property remains a parcel that was retained by the property owner for their homestead, leaving a donut hole in the middle of the Carlson North and Carlson South developments, and the owners do not want any street stubs extended for future development through the tract;
- There is floodplain located north of the property; and
- Lack of opportunities to tie into the Saddlecreek development on the southern boundary due to the layout of this subdivision.

### Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. Comments issued by City Staff included the allowances for smaller lots through the provision of rear access, or the applicability of Special Development Types such as the Workforce Housing development. In addition, comments pertaining to additional building design standards (such as articulation), enhanced pedestrian connectivity, and inclusion of additional open spaces to break the long blocks.

### Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it **partially complies** with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by P&Z and City Council. Staff reviewed the application and

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REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
action.		deemed it complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The proposed PUD district complies with the Future Land Use element of the 2030 Comprehensive Plan. The Future Land Use map designates the property with the Mixed-Use Community category, which encourages creatively planned communities with a mix of residential types and densities. The requested Planned Unit Development (PUD) with a base of Residential Single-Family (RS) and smaller lot sizes, should it be approved, will allow additional lots (units) than what is permitted by right in the current Residential Single-Family (RS) zoning district. Because of this, the proposed development supports medium density development at a slightly higher density than the Carlson Place to the north and other existing single-family residential neighborhoods within this category.
3. The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	Partially Complies	While the proposed mix of residential, open space and public parkland supports the health, safety and general welfare of the community, the proposed zoning change to a Planned Unit Development (PUD) district would allow a residential development that lacks a well-integrated network with surrounding residential neighborhoods due to existing floodplain, an approximate 26-acre parcel located in the center between this development and the Carlson Place North subdivision that will be retained for a single homestead, the lack of inner-connectivity to the Saddlecreek Subdivision to the south, and longer blocks along residential local streets than normally allowed by Code. Because of this, staff finds that the proposed request partially complies with the orderly and healthful development of the City.
4. The zoning change is	Partially Complies	This property has single-family

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REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.		<p>developments to the north and south sides of the property, vacant agriculture zoned land to the east, as well as public facilities zoning to the west. Because of this, the proposed PUD contains regulations to create a zoning district that is compatible with the existing adjacent residential subdivisions, including:</p> <ul style="list-style-type: none"> <li>- Residential Single-Family (RS) permitted uses;</li> <li>- Open space, trails, and amenities; and</li> <li>- Variation of lot sizes (42 and 47-foot lot widths).</li> </ul> <p>However, the proposed PUD also includes the allowance for greater distances between intersections than what is permitted by Code. This results in residential blocks that are longer than what has been developed in the surrounding neighborhoods with no improvements to help break the length such as open spaces or mid-block pedestrian connections. This deviation, in combination of lots smaller than the surrounding residential neighborhoods, impacts the character of the area by allowing additional lots (units) along these roads than other local residential streets.</p>
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	The proposed PUD and associated Development Plan is suitable for the uses to be permitted in this zoning district based on the proposed development standards of the PUD and other applicable UDC requirements, such as setbacks, building height, and parking.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request **partially complies** the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

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PUD CRITERIA	FINDINGS	STAFF COMMENTS
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Does Not Comply	The proposed PUD only includes residential single-family uses. For this use, only one type of housing (single-family detached) is proposed to be developed, with one allowing for a reduced lot width of a minimum of 42 feet without being served by an alley or implementing any of the Special Development types allowed by the UDC that incentivizes different housing types in the current zoning district. No other uses are proposed outside of residential and associated open spaces. Because of this, staff finds that the request does not comply with this criterion.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Does Not Comply	As previously mentioned, the proposed PUD only includes one use, which is residential single-family. In addition to the associated open space and recreational facilities, no other uses are proposed for this district. While the proposed use is compatible with the surrounding area, and it provides for the connection between the public parks on both sides of Carlson Place, the arrangement of the land use does not seek to integrate with the surrounding neighborhoods or between its recreational facilities, include common development themes within the proposed development or the existing Carlson Place development to the north, or include new or innovative concepts in land use and standards not permitted by zoning or the standards of the UDC).
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	Does Not Comply	The proposed PUD includes roadways, sidewalks and other pedestrian facilities, to include the connection of the two public parks that will be serving the overall Carlson Place development with a 6-foot sidewalk. However, these facilities are provided in accordance with the subdivision standards of the UDC. No additional facilities or enhanced network,

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PUD CRITERIA	FINDINGS	STAFF COMMENTS
		such as mid-block pedestrian crossings to help break the blocks or alternative street cross-sections that include delineated bicycle ways or shared use paths, are proposed as part of this PUD. Because of this, staff finds that the request does not meet the criteria of providing a comprehensive transportation system.
4. The provisions of cultural or recreational facilities for all segments of the community.	Complies	New single-family residential developments are not required to provide common amenities. This PUD includes a 1-ac lot to be developed as a private amenity center (with a pool) for the development, in addition to the required public parkland (6 acres) to be dedicated at time of platting. The proposed PUD establishes the Homeowner Association (HOA) as the entity responsible for the maintenance of the 6-ac public park.
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Partially Complies	As previously mentioned, the subject property is generally flat and has sparse trees located near the north of the subject tract. In addition, portions of the property, particularly along the south property line are encumbered by major easements that restrict the location of buildings within this area. The general location of the building envelopes takes into consideration its present environment by ensuring developable lots that may accommodate a structure. However, the proposed lot layout, and thus potential location of the building, does not take advantage of the surrounding properties as it does not seek to integrate with the surrounding neighborhoods or between its recreational facilities.
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Complies	All adequate utilities are required to be in place in order to support the development, and will be provided at time of platting. The development is proposed to be developed in a single phase and thus will be accommodated by

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PUD CRITERIA	FINDINGS	STAFF COMMENTS
		the timely provision of public utilities, facilities, and services.

Based on the findings listed above, staff finds that the proposed PUD request does not meet all of the criteria for a Planned Unit Development (PUD). As stated above, the PUD zoning is intended to allow flexibility in planning and design to accommodate various types of development and permit new or innovative concepts in land use and standards not permitted by zoning or the standards of the UDC. Because of this, inclusion of various housing types and uses, integrated comprehensive network, creative arrangement of land uses and other unique features are used to evaluate the appropriateness of the PUD district.

The Development Plan, as proposed, does not include any specific site or design standards that are needed to accommodate the proposed development and that are not permitted by Code. Additional building design standards, enhanced pedestrian connectivity, inclusion of open spaces to break the long blocks, and enhanced street cross-sections are standards that are typically included to create this unique district. In addition, the UDC allows for the proposed lot size under certain circumstances in the current zoning district, none of which are proposed in this development.

### Meetings Schedule

August 20, 2019 – Planning and Zoning Commission

September 10, 2019 – City Council First Reading of the Ordinance

September 24, 2019 – City Council Second Reading of the Ordinance

### Public Notification

As required by the Unified Development Code, all property owners and registered associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request, a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or opposition of the request.

### Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – PUD Document

Exhibit 5 – Letter of Intent