

February 14, 2023

Public Hearing - Zoning: Oasis at Cobb Hill (Z21-0012)
Owner(s): Lamah Rahele, Saied Esfahani, and Frisco
Independent School District

DESCRIPTION:

A request to rezone 7.8± acres on the southeast corner of Frisco Street and Cobb Hill Drive ("Property"), from Agricultural to Planned Development-Townhome, and to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended). Zoned Agricultural. Neighborhood #47. JH

HISTORY:

Ordinance No. 84-09-03 – Annexed and zoned 434.6± acres to Agricultural on August 26, 1999.

CASE OVERVIEW:

The applicant is requesting a Planned Development to accommodate a townhome development that is focused around four open space tracts. While this property is long and narrow and has constraints (Frisco Street along the western boundary, Cobb Hill Drive along the northern boundary, and a Memorial High School along the eastern and southern boundaries) that had to be worked with, the applicant and Staff worked together to develop standards, which are noted below, that lend themselves to attracting people, encouraging social interaction, and creating community.

The property owner has voluntarily signed the Development Agreement to establish building material standards and codes. This agreement will be placed on the same City Council agenda as the public hearing for this zoning request.

- **Open Space & Detention** – The applicant is proposing to provide 1.6 acres (20.8%) of the property as usable open space. The open space shall be developed in accordance with Exhibits E-1 through E-4. As discussed in greater detail below, the applicant and Staff worked together to alter the minimum lot depth and front building setback on the individual townhome lots so that each open space tract has no dimension less than 100-feet. Further, as reflected on Exhibit C, the applicant is proposing to front lots (77% of the total lots) onto the open space, space that will be inviting for residents' use and will serve as prime

gathering areas for families and neighborhood events. The applicant is proposing the open space areas include shade structures, enhanced paving paths, open lawn area, seating, masonry seating walls, etc.

Further, the applicant has designed the easternmost open space tract so that a portion of it can serve a dual purpose – open space and detention. As reflected on the open space exhibits, the applicant is proposing stone clad walls around the portion proposed to serve as detention. Stairs around the detention area will allow residents access to the open lawn area at the bottom of the detention basin. Gazebos placed at each end of the detention basin will create shade and viewing opportunities of the open space.

- **Front Porches** –The applicant is proposing to incorporate front porches meeting the front porch standards of the Zoning Ordinance or a minimum 24 square foot stoop on all lots.
- **Townhome Elevations** – As depicted on Exhibit D-1, the applicant is proposing a variety of architectural elevations to create added interest along the streetscape/open space tracts and prevent monotony from building to building. Lots with two or more facades visibly exposed to the street or common open space will be required to respond to these more prominent locations by incorporating added architectural features such as additional glazing, wrap around porches, awnings or shed roofs over windows or doors, etc.
- **Front Building Setback & Lot Depth** – To create larger, more usable open space tracts, the applicant is proposing a minimum lot depth of 75-feet. The minimum townhome lot depth prescribed by the Zoning Ordinance is 100-feet. By reducing the minimum lot depth by 25-feet, the applicant is able to create open space tracts 100-feet in width, compared to open space tracts of only 50-feet in width. (Reference Lot Depth Exhibit) The reduced lot depth does not decrease the building envelope when compared to townhomes that would be constructed on a standard townhome lot, which is 25-feet by 100-feet. The applicant is proposing a front yard setback of zero for those lots fronting onto open space. Front porches and/or stoops may encroach into the Open Space tracts by seven feet. Stairs extending from the porch and/or stoop may encroach further into the Open Space tracts, but such steps shall be brick or clad in masonry consistent in material and color to the townhome building.

For the two westernmost rows of townhomes, the applicant is proposing to pull the homes closer to the internal street than what is permitted for townhomes under the Zoning Ordinance, which is a minimum of 25-feet from the property line. The applicant is proposing these lots have a front yard setback of 10-feet,

which is 22-feet from back of curb. This is similar to what has been done at The Canals at Grand Park and other recently approved zoning requests.

Staff sent a courtesy email to all HOA’s within 1,500 feet of the zoning request on February 3, 2023, notifying them of the proposed zoning request. To date, Staff has not received any Project Input Forms.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Agricultural	Suburban Neighborhood
East	School	Agricultural	Public/Semi-Public
South	School	Agricultural	Public/Semi-Public
West	Substation	Agricultural with a Specific Use Permit for a Utility Distribution Facility (S-123)	Suburban Neighborhood

THE COMPREHENSIVE PLAN AND ZONING ORDINANCE APPLICABILITY:

Future Land Use Plan – The Future Land Use Plan (FLUP) designates Suburban Neighborhood uses for the property. Suburban Neighborhood is defined by the Comprehensive Plan as having 100% residential uses. The applicant’s request complies with the Future Land Use Plan.

While the Future Land Use Plan guides development and decision making, a request in compliance with the Future Land Use Plan is the first step in evaluating the zoning request. Staff also evaluates the zoning request based on the Comprehensive Plan elements, as listed below.

Placemaking & Resiliency

Category	Comments
Placemaking and Resiliency (CH 3)	
Creates distinctive destinations that attract people and encourage social interaction.	The applicant has worked with Staff to develop a community that encourages neighborhood interaction by creating well-designed open space tracts. Lots with front porches and/or stoops will face the open space tracts. Front porches assist in fostering a sense of community and further encouraging social interaction.
Creates great streets with human-scaled architecture, walkability, attractive amenities and an engaging street wall.	
Design for the long-term value of both the development and the community.	

Land Use & Economic Policies

Category	Comments
Land Use & Economic Policies (CH 4 & 5)	
Is a balance of land uses to serve the needs of citizens and to ensure a diverse economic base, with a variety of housing, shopping, arts/culture and entertainment choices.	CPTED principles were applied in the development of the layout in that homes front open space, this creates more “eyes on the street” to minimize crime. The open space tracts create ideal gathering spaces that have suitable amenities as noted earlier in this staff report.
Is the most desirable, efficient use of land while maintaining and enhancing local aesthetics.	
Creates quality working environments that foster an attractive sense of place (commercial & mixed-use developments).	

Thoroughfare Plan – The Thoroughfare Plan shows Frisco Street as a six-lane major thoroughfare along the western boundary of the property. The applicant’s request complies with the Thoroughfare Plan.

Traffic Impact Analysis – A TIA is not required since the request is in conformance with the Comprehensive Plan.

Access – Access will be provided from Cobb Hill Drive.

Existing Utilities

- **Water** – 12-inch water lines exist along a portion of Cobb Hill Drive, a portion of the southern property boundary (along FISD’s property), and along the western side of Frisco Street. Service will need to be extended into the property at the time of development.
- **Sanitary Sewer** – A 42-inch sanitary sewer line exists 1,000± feet northeast of the proposed development. The applicant will be responsible for obtaining the necessary easements, constructing the offsite sanitary sewer line, and extending service into the property at the time of development.

Schools – The property is located within the Frisco Independent School District (FISD). Per FISD’s map of land tracts and potential future facilities, land is not required within this property.

Parks – Parks has not identified a need for additional parkland dedication with this request.

RECOMMENDATION:

Recommended for approval as Planned Development-Townhome subject to the Exhibit B standards below and associated exhibits.

Exhibit B Development Standards Planned Development-Townhome

Unless otherwise stated herein, the use regulations applicable to each lot shall be in accordance with the Single Family-Townhome (SF-TH) District of the Zoning Ordinance, Ordinance No. 11-04-09, as it exists or may be amended.

1. Definitions

Except as otherwise provided below, the definitions in Zoning Ordinance, Section 7.01 shall apply to this Ordinance.

- (a) Form-Based Code: The City’s Form-Based Code Manual, as it exists or may be amended.
- (b) Open Space Tract: Any open space tract identified on the Zoning Exhibit C. Open Space Lots shall be a minimum dimension of 100-feet and shall be owned and maintained by a homeowners’ association.

2. Exhibits

Use and development of the Property shall be in conformance with the following, subject to the final layout and design conforming with the City of Frisco Engineering Standards and Fire Code:

- Exhibit C – Zoning Exhibit
- Exhibit D – Character Elevations
- Exhibits E-1 through E-4 – Open Space Exhibits

3. Lot Regulations & Restrictions

- (a) Maximum number of TH lots: 54 lots
- (b) Lot Requirements:

Minimum Front Yard Setback	10 feet ⁽¹⁾⁽²⁾ along proposed ROW, 0 feet along open space
Minimum Side Yard Setback	5 feet along street on south side, 10 feet along Cobb Hill Drive
Minimum Rear Yard Setback	5 feet
Minimum Lot Area	1,875 sf
Minimum Lot Width	25 feet
Minimum Lot Depth	75 feet
Maximum Lot Coverage (All Buildings)	95% ⁽³⁾⁽⁴⁾
Maximum Height	50 feet/3 stories

¹ Front porches and/or stoops may encroach into the front yard setback or into the Open Space Lot by seven (7) feet. Stairs extending from the end of the porch or stoop may encroach further into the Open Space Lot, but such steps must be brick or clad in masonry material consistent in material and color with the adjacent townhome structure. Exposed concrete stairs are not permitted.

² The front porch on end TH lots adjacent to streets may wrap into the side yard and encroach into the required setback by seven (7) feet, but not encroach over the property line.

³ Front and rear covered patios and porches shall be included in the calculation toward the Maximum Lot Coverage for all lot types.

⁴ For TH lots, Maximum Lot Coverage shall be calculated based on the entire building, not on any one individual unit/lot.

4. Streets, Alleys, and Driveways

(a) Streets and alleys shall be developed with the layout that is generally depicted on Exhibit C, subject to all infrastructure meeting the City of Frisco Engineering Standards and Fire Code. Alterations to this layout will be subject to the approval of the Director of Development Services and the Director of Engineering Services.

(b) Garage setback shall be ten (10) feet.

5. Character Elevations

Refer to Exhibit D for Character Elevations. Townhome elevation building assignment is required to be submitted and approved by the Director of Development Services or his/her designee prior to the submission of a building permit.

(a) Front porches or stoops are required on all lots, unless otherwise approved by the Director of Development Services or his/her designee. Front porches shall meet the front porch standards of the Zoning Ordinance. Stoops shall be a minimum of 24 square feet in size.

(b) Home on lots with two or more facades visibly exposed to the street or common open space will be designed to specifically respond to these more prominent locations. Refer to Exhibit C for lots with two or more facades visibly exposed to the street or common open space. These homes will be required to have at least one additional architectural feature on the façade exposed to the street or common open space. Features such as but not limited to additional glazing (windows), wrap around porches, or other architectural elements such as an awning or shed roof over window(s) or door(s).

(c) No more than one foot of exposed foundation concrete at the perimeter shall be permitted, minimum 0.7 inches.

- (d) All stairs associated with front porches or stoops shall be clad in brick, natural stone, or tile.

6. Open Space

- (a) The minimum amount of open space within the Planned Development shall be 1.6 acres (20.8%) as shown on Exhibit C.
- (b) When property is platted adjacent to any Open Space Lot, that adjacent Open Space Lot shall be fully improved in conformance with Exhibits E-1, E-2, E-3, and E-4.
- (c) Cluster mailboxes shall be permitted only in the locations noted on Exhibit C.

7. Thoroughfare Screening: Thoroughfare screening, as required by Subdivision Ordinance Section 8.06, shall be provided as follows:

- (a) A minimum twenty-five (25) foot thoroughfare landscape edge, unencumbered by utility easements, is required along Frisco Street.

8. Infrastructure Veneers

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, stairs, and similar structures. The material palette shall be similar and complimentary to materials used throughout the development and are subject to approval by the Director of Development Services.

9. Application of the Form-Based Code

The following provisions from the Form-Based Code shall apply:

- (a) G-1 – Administration
- (b) B-3 – Anti-Monotony
- (c) B-4 – Traditional Neighborhood Design (TND) Building Standards

10. Planned Development Amendments

Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the Zoning Ordinance, as it exists or is amended.