



CITY COUNCIL COMMUNICATION

May 10, 2016

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 16-01-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Single Family Residential Development proposed to be located on 16.162 acres of the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road to be platted as The Dominion at Bear Creek, Phase 5 Block A, Lots 48R, and 50R, Block R, Lots 1-27 A; Block S, Lots 1-17, A; Block T, Lots 1-19; A.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Lennar Homes

Location/Zoning: 16.162 acres located at the southeast corner of Midway Drive and Fuller-Wiser Road. The property is currently zoned community business (C-2) district.

Project Description: On April 5, 2016 the Planning and Zoning Commission conducted a Public Hearing related to the proposed rezoning of the subject property based on the single-family detached residential development standards contained in the RiverWalk Planned Development District. The builder/developer proposes this subdivision to be integrated into the Dominion at Bear Creek subdivision located to the east and be fully marketed as such. The streets will be publically maintained. After the Commission voted to recommend approval of the zone change, a site plan and preliminary plat were considered. During the Public Hearing on the zone change, an adjacent property owner voiced concern about the proximity of the residential development on the subject property to the commercial zoned property that they own and have future plans to develop. The day after the April 5 Planning and Zoning Commission meeting, staff and Lennar had a discussion during which Lennar stated their desire to modify the site plan that had been considered by the Commission. A new site plan was submitted by Lennar that would establish a 100' open space buffer on the south side of their property, which is immediately adjacent to undeveloped commercially

zoned property. The Planning and Zoning Commission considered the site plan at their May 3, 2016 meeting and voted to recommend approval.

Site Layout: This property is located within the T4a transect sub-zone, which permits single-family detached. The developer is proposing to develop R5 type lots with a single-family detached product. The subdivision will contain sixty-five (6) residential lots and three (3) open space lots. This represents a reduction from the original site plan of two lots. The most significant change in the layout is the loss of the connection with Amy Way across Fuller-Wiser Road and the addition of a one hundred (100') wide open space on the south end of the development. This area will be modified in the Planned Development proposed zoning and will be indicated as a non-residential area – which will allow future commercial development to the south, the maximum developable area on the adjacent property while still maintaining a reasonable buffering between dissimilar uses.

The R5 lot is typically 50' x 120' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 6,000 SF lots must be a minimum of 1,700 SF, with the minimum average size of 2,000 SF.

There will be masonry screening walls, entryway features, and common open space areas, which will be maintained by the Homeowners Association. Sidewalks will lead from the internal streets to the sidewalk open space area to be constructed along Fuller-Wiser Road. This trail will connect with the sidewalks along Midway Drive and eventually tie into a future trail connecting to the City of Euless trail network. All of the lots will have a minimum six foot (6') sidewalk and nine foot (9') parkway in front of the homes which will provide a wide pedestrian connection within the subdivision.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to open space on Fuller-Wiser and along Midway Drive and adjacent to the commercial property to the south.

Signage: Primary monument signage with enhanced landscaping will be installed at Fuller-Wiser Road.

Street Trees: One of the unique opportunities within the single-family development is the inclusion of street trees throughout the subdivision. The developer will install a variety of species types along the block lengths which are in front of the single family homes. The trees will be placed within the nine foot (9') wide parkway which is part of the required street frontage for these lot types. The street trees, which will be maintained by the individual homeowners, will account for the required two trees per lot. The street tree species have been selected to grow in a vertical – single trunk and will be able to be pruned in such a way as to not interfere with the passage of emergency vehicles down the streets.

Housing Quality: The Planned Development establishes high quality architectural and design standards for all buildings types throughout the development. In addition to Euless' standard masonry percentage and type requirements, the residential builder is required to provide architectural details for each individual house construction plan. These plans include the front façade, as well as the sides. An example of the quality of the standards is a requirement that there is continuation of the secondary masonry materials, such as stonework, along the first several feet of the side walls of the homes. Additionally, architectural elements such as proportional windows that are taller rather than wide, and

roof treatments such as gabbling, are required to be continued onto the sides of the homes. The applicant has provided examples of typical home type elevations. To ensure compliance with the ordinance, staff will require that a checklist of compliant design elements be submitted with each building plan for building permit review. The homebuilder intends to annex the development into the Bear Creek Property Owners Association to continue assessments for the Riverwalk amenity as well as be subject to the quality standards of the POA.

The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan. The Planning and Zoning Commission voted to recommend approval of the new site plan at their May 3, 2016 meeting.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG**

City Manager's Office

_____ **KS**

City Secretary's Office