



**CITY COUNCIL COMMUNICATION**  
June 24, 2014

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development  
**REFERENCE NO:** 14-03-SP

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**ACTION REQUESTED:**

Consider a request for a Site Plan for Residential Development proposed to be located on 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to be platted as Villas of Bear Creek Lots 1-37 and A, Block J, Lots 1-23 and A, Block K, and Lot A, Block L.

**ALTERNATIVES:**

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

**SUMMARY OF SUBJECT:**

**Applicant:** Lennar Homes

**Location/Zoning:** 12.897 acres of the Bradford Adam Survey, Abstract No. 152. Located on the southeast corner of Bear Creek Parkway and Midway Drive. The property will be platted as Villas of Bear Creek Lots 1-37 and A, Block J, Lots 1-23 and A, Block K, and Lot A, Block L. The property is zoned (PD) Planned Development as part of the Riverwalk Development.

**Project Description:** The Riverwalk Planned Development ordinance specifically requires the approval of a site plan for the development of single family residential uses. Normally applied to multi-family and non-residential development, the site plan process allows city staff, the Planning and Zoning Commission, and the City Council to examine the proposed aesthetic nature and quality of construction details which are usually outside of the typical technical subdivision requirements.

*Site Layout:* This property is located within the T4b transect sub-zone, which permits both single-family detached and single-family attached (townhomes). Called the Villas at Bear

Creek, the builder is proposing to develop R3 type lots with a single-family detached product. The subdivision will contain 60 residential lots with rear entry garages and three (3) open space lots. The R3 lot is 40' x 100' with five foot (5') side yard setbacks, fifteen foot (15') front setback, and twenty foot (20') rear setback. The homes built on the 4,000 SF lots must be a minimum of 1,700 SF, with the minimum average size of 2,000 SF. The alleys will be private, and along with the masonry screening walls, entryway features, and common areas, will be maintained by a homeowner's association. The horseshoe shaped subdivision will have two (2) entrances off of a new street that will be built on the south side of the subdivision between Minter's Chapel Road and Bear Creek Pkwy. Within the existing right of way, Minters Chapel Road will be built to connect to Midway Drive. Located on the east and south sides of the middle area of the subdivision are open spaces with eight foot (8') sidewalk trails that will serve as a pocket park for the residents and will give the appearance that the adjacent homes have large front yards. Each of the individual residential lots in the front will have a six foot (6') sidewalk that is constructed adjacent to the four foot (4') parkway.

*Pedestrian Connectivity:* These six foot (6') sidewalks will connect to the internal trail system within the Villas subdivision. A sidewalk will extend south from this new subdivision on the east side of Bear Creek Parkway that will connect into the trail within NRP's Preserve (The Preserve) at Bear Creek Urban Loft development to the south. A pedestrian crossing is being developed to connect The Preserve trail to the west side of Bear Creek Parkway, where a trail is being developed as part of Lennar's Dominion single-family detached subdivision, on the south side and north side of Midway Drive. The open spaces internal to the subdivision and along the greenway will be irrigated through the City of Euless reclaimed water system and be maintained by the subdivision's home owner's association.

*Fencing, Screening and Landscaping:* The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to Midway Drive, Bear Creek Parkway, and Minter's Chapel Road. No screening wall will be constructed on the south side of the new subdivision at this time. NRP has the option to purchase the remaining undeveloped land to the south in order to develop Phase Two (2) of the Preserve at Bear Creek.

*Signage:* Primary monument signage with enhanced landscaping will be installed at Bear Creek Parkway and Midway Drive. Additional minor monument signage will be located at Minter's Chapel Road and Midway Drive, as well as Bear Creek Parkway and the new street on the south side of the new subdivision.

*Street Frontage Type:* The site plan indicates a R1 street frontage. The street trees along the right-of-way internal to the subdivision have been set at thirty feet (30') on center to allow an expanded growth area and to increase turf and to accommodate mailboxes and street lighting instruments. Additionally, trees will be planted in the rear yards of each lot according to how the house plan is installed. 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 four foot (4') wide parkway which is part of the required street frontage for these lot types. 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 Riverwalk PD 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 gabling, 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. Prior to the submittal of any plans to the city, the Bear Creek Property Owner's Association will review plans to ensure compliance with the PD.

The applicant has worked extensively with the city to ensure that the various design goals for the Riverwalk as a master planned community are reflected in the application as presented. 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 considered this site plan at their June 3, 2014 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 6-0-0.

**SUPPORTING DOCUMENTS:**

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

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office