



## CITY COUNCIL COMMUNICATION

June 28, 2011

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 11-02-PD and Consider First and Final Reading of Ordinance No. 1916

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

**REFERENCE NO:** 11-02-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for a Planned Development to change the zoning of BBB & C RR Survey, A-204, Tracts 5 and 5D; J. Doss Survey, A-441, Tracts 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, and 6B2; and J. Havins Survey, A-685, Tracts 2A and 3 from PD 1898 (Planned Development 1898) to PD (Planned Development) zoning and motion to approve Ordinance No. 1916 concurring with the Planning and Zoning Commission's 6-0 recommendation on June 21, 2011.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Glade 121 LP – Glade Parks Development

**Location/Zoning:** South of Glade Road, West of SH 121 – Planned Development (PD) 1898.

**Project Summary:** The applicant, Glade 121, LP is requesting approval of modifications to the Glade Parks Planned Development (PD) zoning district (Ordinance Number 1898) in

order to provide specific lot and design regulations for single-family residential product within the Neighborhood Residential subdistrict; to modify the alignment of Red River Drive; to provide flexibility on perimeter fencing and screening around the Neighborhood Residential and Urban Residential subdistricts; and to update the associated graphics and exhibits of the Planned Development zoning district to accurately reflect current development goals.

Modifications to the approximately 193 acre Glade Parks Planned Development zoning district was recommended for approval by the Planning and Zoning Commission on December 7, 2010 and approved by the City Council on January 11, 2010. One of the more significant changes to the ordinance at that time was the inclusion of a single-family product within the Neighborhood Residential subzone instead of only a townhome product.

### **Neighborhood Residential/Commercial Subdistrict**

Since that approval in January, the developers of Glade Parks have the Neighborhood Residential tract under contract with K. Hovnanian Homes to potentially construct approximately 127 single-family housing units. The developer would seek modification to the Neighborhood Residential zoning text to allow front-facing garages on the single-family housing units in the place of requirements for rear-facing, alley access garages. Additionally, the lot sizes would be modified to reflect a lot fifty (50') feet in width and one-hundred ten (110') feet in depth. Multiple lot types are permitted. The average square feet of the homes must be 2,500. Ten (10%) of the homes are permitted to be a minimum of 2,000 square feet. The minimum front yard setback of thirteen (13') feet with a minimum garage setback of twenty-two (22') feet. A variation in the appearance and footprint of the house on the lot will be accomplished by the builder adjusting the front yard setback to a distance greater than (13') thirteen feet, while maintaining the twenty-two (22') feet minimum garage setback.

New graphic exhibits are provided in the ordinance revision to reflect the single-family typical elevation and representative interior finish out. Further revisions to the Neighborhood Residential would increase the architectural development standards to ensure a quality residential product and to allow a tubular steel/wrought iron style fencing with masonry columns on any lots that have a rear lot line to the park preservation area to the south.

### **Urban Residential/Commercial Subdistrict**

The primary modification to the Urban Residential subdistrict is a change in the language regarding a perimeter masonry screening wall. A decorative masonry screening wall will be required to be constructed along the perimeter of the development, as well as between the residential and commercial uses. The requested change is to allow tubular steel (wrought iron type) fencing with masonry columns, incorporated within an enhanced streetscape design, to be constructed between front facing residential buildings along Heritage Avenue, Brazos Boulevard, and Red River Drive. Off-street parking shall not be located between the street frontage of any building and the public ROW. Any type of perimeter screening wall must be of similar construction materials and architectural style as the main structures.

### **Realignment of Red River / Entertainment Area**

Previously defined in the ordinance was a Lawn/Entertainment area which would be the focal point of the lifestyle commercial area centered within Glade Parks. It is the developer's

intention to remove Sabine Drive and to realign Red River Drive as the boundary between the Neighborhood Residential and Urban Residential.

The Planning and Zoning Commission held a public hearing on June 21, 2011 and voted to recommend approval by a vote of 6-0.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1916
- Draft Minutes – P & Z
- Application
- Redline District Development Standards
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office