



CITY COUNCIL COMMUNICATION

January 22, 2013

SUBJECT: Consider a Request for a Concept Plan

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

REFERENCE NO: 12-09-CC

ACTION REQUESTED:

Consider approving a request for a Concept Plan for 55.108 acres located in the Bradford Adams Survey, Abstract No. 152 as part of the Riverwalk Planned Development. The development is proposed to be subdivided as The Dominion at Riverwalk. The project is located west of the intersection of Bear Creek Parkway and Midway Drive.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Lennar Homes of Texas on behalf of property owner, SLF IV Euless Riverwalk, JV, LP represented by Bernie Hietbrink of Stratford Land Group and Tim Coltart of Realty Capital.

Location/Zoning: 55.108 acres located west of the intersection of Bear Creek Parkway and Midway Drive. The zoning of the property is Planned Development (PD).

Project Summary: The Riverwalk Planned Development zoning district was approved in March 2011. Conceived as a master planned community, the Riverwalk planned development contains sub-area zones which allow for a variety of land uses including single family detached, single family attached, multi family, commercial and commercial mixed-use.

The sub-zone areas are reflected within the regulating plan included in the ordinance. The plan shows the general location of the land uses within the greater master planned community. The process for refining the locations of sub-area zones and the associated land uses was put forward in the ordinance under Section 3, paragraph D – Concept Plan.

The concept plan presents the arrangement of land uses within contiguous property for development. It addresses the need and benefit of establishing connections through the street network and pedestrian trails and sidewalks, shows the amount of open space relative to the developed areas, and indicates the parking supply and demand the development will contain.

The concept plan for the proposed single family detached development is contained within the T4a and T4b sub-zones; both of which allow for single-family detached development. The ordinance requires that for the overall Riverwalk development, seven (7%) percent of the development, exclusive of floodway, must remain as publically accessible open space and greenways. Within the exclusive single family detached areas, a minimum of ten (10%) percent of the area is required to be open space. The concept plan submitted indicates that as a percentage of this segment of the plan, over fourteen percent of the development will be preserved as open space and greenway.

The parking demand of the single family development requires a minimum of two covered spaces. The concept plan indicates that a minimum of 412 spaces will be provided for the 206 single-family lots.

The Development Services Group has reviewed the concept plan and has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

The Planning and Zoning Commission at their regular meeting on December 18, 2012 voted to recommend approval of the site plan by a vote of (7-0-0).

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **HH** _____

City Secretary's Office