

ITEM 3 CASE NO. 12-09-CC – CONSIDER A REQUEST FOR A CONCEPT PLAN

Recommend approval of 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.

Stephen Cook, Senior Planner, gave a brief description of the case. 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, slightly more than fourteen and a half (14.6%) percent of this particular 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.

A detailed site plan and a technical preliminary plat will be presented for the Planning and Zoning Commission's consideration.

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.

Mr. Tim Coltart, Realty Capital, 909 Lake Carolyn Boulevard, Suite 150, Irving, TX 75039, gave a brief overview of the project as it pertains to the project as a whole.

Mr. Greg Urich, Lennar Homes, 1707 Market Place, Suite 210, Irving, Texas, 75063, gave an overview of the single family homes; including overall design, amenities and quality to be provided.

Chairman McNeese asked what the price point will be for the homes. The prices will start around \$260,000 to \$280,000 for the smaller homes with an average price of around \$300,000 for the development.

Commissioner Tompkins asked if the community would be gated or have a water feature of any kind? The community entry will not be gated or have a water feature. The entry will have monument signage and landscaping to welcome people into the community.

There were no further comments or questions presented by the Commission.

Commissioner Zahn made a motion to recommend approval of Case #12-09-CC. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Brown, Huffman, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (7-0-0)