



## CITY COUNCIL COMMUNICATION

January 22, 2013

**SUBJECT:** Consider a Request for a Site Plan

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

**REFERENCE NO:** 12-11-SP

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### **ACTION REQUESTED:**

Consider a request for a Site Plan for 206 single family residential lots and 12 open space lots on 55.108 acres located in the Bradford Adams Survey, Abstract No. 152. 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 Road

### **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 ordinance specifically requires the approval of a site plan for the development of single family residential uses. Typically applied to multi-family and non-residential development, the site plan process allows the City Council, the Planning and Zoning Commission, and the city staff to review the overall aesthetic quality of the proposed development in relation to the architectural design and other quality standards that were adopted through the Planned Development Ordinance. The nature and quality of construction details provided in this process is outside of the typical technical subdivision requirements.

*Site Layout.* The proposed lots conform to the R5 lot type as allowed within the Planned Development ordinance. The lots and associated street types and frontage types have been arranged to produce relatively short block lengths with multiple paths to exit the subdivision.

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 to other elements of the Riverwalk Development.

*Pedestrian Connectivity:* Inherent to the site layout and the lot-level sidewalks, is the internal trail system within the subdivision and greenway trail along Bear Creek Parkway. The greenway trail includes landscaping and street furniture and will connect the single-family detached subdivision with future development of the Riverwalk project to the east and to the north. Additionally, there is opportunity in the future for the City of Euless to make a new trail connection along the creek between the Riverwalk development and the Euless Family Life Center. The creek area will retain much of the existing natural vegetation. An area adjacent to the rear property lines of the single-family lots adjacent to the floodplain will be seeded with a non-irrigated mixture of native North Texas Grasses. All of the manicured 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. The internal trail provides open space and connectivity through the subdivision and connection to the development's amenities center. Available to the residents, the amenity center will include a swimming pool and a covered cabana area.

*Fencing, Screening and Landscaping:* The proposed project has multiple areas of different landscape elements and screening. Predominantly, masonry walls will be constructed along the street frontages of Midway Drive and Bear Creek Parkway. In order to break up the monotony of long stretches of wall and provide visible depth along the wall, the developer has proposed to include small sections of wrought-iron style fencing that is landscaped with additional vegetation. Open spaces internal to the site and along the northern boundary with the floodplain will take advantage of the landscaping and open space by providing wrought-iron style fencing along those rear property lines. The western border of the subdivision where it is adjacent to currently commercially zoned property will have a composite fence unless the adjacent property is rezoned to a similar level of residential development.

*Signage:* Signage has been designed for the development to focus primarily on the intersection of Bear Creek Parkway and Midway Drive. Additional signage will be incorporated into the masonry wall at other entry points to the subdivision.

*Street Trees:* One of the unique opportunities within the Riverwalk 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 will account for the required two trees per lot, but allow future homeowners the flexibility to plant additional trees to their liking in the front yard. Individual homeowners will be required to maintain the trees in their yards as well as the parkway. 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. Placement of the trees is slightly staggered to accommodate for driveways and street lighting instruments.

*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 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
- 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