



PLANNING AND ZONING COMMISSION COMMUNICATION

April 5, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 16-01-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Single Family Residential Development proposed to be located on 16.162 acres of the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road to be platted as The Dominion at Bear Creek, Phase 5 Block A, Lots 48R, and 50R, Block R, Lots 1-14 A; B, Block S, Lots 1-19, A; Block T, Lots 1-13; A, Block U, Lots 1-19, A.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Lennar Home

Location/Zoning: 16.162 acres located at the southeast corner of Midway Drive and Fuller-Wiser Road. The property is currently zoned community business (C-2) district.

Project Description: The Planned Development ordinance specifically requires the approval of a site plan for a single family residential development. 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. The builder/developer proposes this subdivision to be integrated into the Dominion at Bear Creek subdivision located to the east and be fully marketed as such. The

streets will be publically maintained.

Site Layout: This property is located within the T4a transect sub-zone, which permits single-family detached. The developer is proposing to develop R5 type lots with a single-family detached product. The subdivision will contain sixty-seven (67) residential lots and five (5) open space lots.

The R5 lot is typically 50' x 120' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 6,000 SF lots must be a minimum of 1,700 SF, with the minimum average size of 2,000 SF.

There will be masonry screening walls, entryway features, and common open space areas, which will be maintained by the Homeowners Association. Sidewalks will lead from the internal streets to the sidewalk open space area to be constructed along Fuller-Wiser Road. This trail will connect with the sidewalks along Midway Drive and eventually tie into a future trail connecting to the City of Euless trail network. 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 within the subdivision.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to open space on Fuller-Wiser and along Midway Drive.

Signage: Primary monument signage with enhanced landscaping will be installed at Fuller-Wiser Road.

Street Trees: One of the unique opportunities within the 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, which will be maintained by the individual homeowners, will account for the required two trees per lot. 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 Planned Development 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. The homebuilder intends to annex the development into the Bear Creek Property Owners Association to continue assessments for the Riverwalk amenity as well as be subject to the quality standards of the POA.

The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner