



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
March 3, 2015

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 15-03-SP

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**ACTION REQUESTED:**

Approve a request for a Site Plan for Urban Loft development proposed to be located on 15.25 acres out of the Jesse Doss Survey, Abstract 441 located northeast of Heritage Ave at Cheek-Sparger Road.

**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:** David Sukenik and Adam Auensen, representing Tonti Properties

**Location/Zoning:** Northeast of Heritage Ave. and Cheek-Sparger Road / Planned Development District (PD).

**Project Description:** Tonti Properties is an urban loft developer and management company seeking to develop 478 dwelling units as part of the Glade Parks South development. The development will feature a primary four-story building with structured parking and eight apartment home buildings which surround the primary structure on three sides.

The Glade Parks South Planned Development was recommended approval by the Planning and Zoning Commission and approved by the City Council on January 27, 2015.

The Planned Development contemplated the development of urban lofts within the proposed

location. Standards allow for up to 65 units per gross acre. The proposed development includes approximately 15.25 acres to construct the urban loft development. Gross density would be about 30.8 units to the acre.

Parking for the development will be handled in multiple ways. Primary parking will be located within the parking structure which will be wrapped by the four-story urban loft building itself. Appropriate design and ventilation will keep the garage safe and reduce vehicle fumes. There will be surface parking within the development. The three (3) story apartment home buildings will contain garages for a portion of the premium units and feature tandem parking. Two points of primary access to the development will be established from Heritage Ave., which will provide site circulation. Heritage Avenue is located in the City of Colleyville. The City of Colleyville City Council will be asked to formally approve the two (2) drive approaches.

Building architecture will match the design palette approved through the Planned Development District. The primary building will have a majority brick exterior with cast stone accents. Windows will be offset from the primary wall surface. There will be access points from the building to the surrounding sidewalks and connection to other areas of the site and a sidewalk developed to connect to the rest of the Glade Parks South development and the larger Glade Parks Development. The roofline of the building will be architecturally different from the rest of building.

Access to units within the primary building will be secured at each of the entrances and through the main entrance on the southern end of the building. Access to the parking garage will be controlled as well.

Architecture of the apartment buildings will be of more of a Georgian character with dormers and windows featuring appropriately proportioned aesthetic shutters. Common stairwells will be hidden within the building enclosure so as to not be a prominent feature of the building. The ground floor units will have direct access to sidewalks connecting to the remainder of the site.

Because of the significant grade difference, the buildings facing Heritage Avenue will actually be 2/3 splits. Visually, the units facing Heritage Avenue will appear as two-story buildings as the ground floor in these buildings will be only the garage facades as the buildings are constructed into the grade of the property.

Landscaping will be provided throughout the community. Street trees will be planted along the sidewalk system linking the project and throughout the internal circulation of the development. Ground plantings will be predominantly native species or drought tolerant species which will thrive on less water.

While the development will remove several trees from the site – the majority of area the development will inhabit has been previously developed as a rural homesite and as a private ballpark.

The Development Services Group have reviewed the site plan and have found that it is in substantial accordance with the Planned Development ordinance and City of Euless standards. If approved, the developer intends to submit utility construction drawings and building plans subsequently for review.

**SUPPORTING DOCUMENTS:**

- Application
- Site Plan
- Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner

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