



Legislation Details (With Text)

File #: 19-3006 **Version:** 1 **Name:** Consideration of a Request to Revise the Planned Development District Standards and Exhibits for M3 Ranch to Eliminate Certain Alleys Within the Development and to Install Slip Streets to Serve Single-Family Residential Lots on Property with Approximately

Type: Consideration Item **Status:** Passed

File created: 1/2/2019 **In control:** City Council

On agenda: 1/14/2019 **Final action:** 1/14/2019

Title: Consideration of a Request to Revise the Planned Development District Standards and Exhibits for M3 Ranch to Eliminate Certain Alleys Within the Development and to Install Slip Streets to Serve Single-Family Residential Lots on Property with Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Tr., West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Dr., and East of Jessica Dr.; Hanover Property Company (ZC#18-004A)

Sponsors: Joe Smolinski, Lisa Sudbury

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Letter of Request, 3. Revised Exhibit B, 4. Redlined Development Plan Exhibits, 5. Revised Exhibits C-1 through G

Date	Ver.	Action By	Action	Result
1/14/2019	1	City Council	Approved	Pass

Consideration of a Request to Revise the Planned Development District Standards and Exhibits for M3 Ranch to Eliminate Certain Alleys Within the Development and to Install Slip Streets to Serve Single-Family Residential Lots on Property with Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Tr., West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Dr., and East of Jessica Dr.; Hanover Property Company (ZC#18-004A)

To consider the proposed revision described below.

The City Council approved the original Planned Development for this property on July 9, 2018.

Hanover Property Co., the developer of M3 Ranch, is seeking a minor modification to the approved PD development standard to eliminate some of the alleys serving the Type 1 residential lots that front the development's main road from FM 917 to slightly west of the central amenity center. In place of alley access, the developer is proposing to install slip streets parallel to the main road. This will ensure that the lots do not have direct access to the main road. Alleys will remain in place to serve the Product Type 5 (40' wide lots).

The main revisions to this PD are reflected in the following exhibits. These show the principal changes necessary to accommodate the slip streets along the spine road:

1. Exhibit B, M3 Ranch Development Standards: The development standards have been revised to provide new language related to alleys and garage orientation Type 1 lots as shown in the redlined version of the development standards in the attachments. The revisions appear on Page 6 of the Development Standards.

2. Exhibit C-1, Master Plan: The Master Plan has been revised to reflect the removal of alleys, the location of the proposed slip streets, and changes in the lot configuration necessary to accommodate the revised alleys and slip streets.
3. Exhibit C-2, Thoroughfare Plan: The Thoroughfare Plan has been revised to show the placement of streets to accommodate the new slip streets. The Thoroughfare Plan also reflects the realignment of the 70' Type B street on the south side of the development to the north side of the pipeline easement along the southern edge of the development. The current plan shows the location of this street to be south of the boundary of M3 Ranch on the Birdsong property.
4. Exhibit C-3, Street Sections: This plan has been updated to provide details for new street sections and changes in some of the existing street sections.
5. Exhibit D-3, Amenity Center Plan: The Amenity Center Plan has been revised to reflect minor changes in the area around the amenity center lot with the addition of slip streets at the northern, southern and eastern sides of the amenity center lot. The proposed amenities in this facility are the same as the current development plan.
6. Exhibit E-2, Primary Entry Plan: This plan has been revised to reflect the changes at the main entry to the development from FM 917 caused by the removal of alleys near the open spaces and ponds at the main entry.
7. Exhibit E-4, Entry Boulevard: This plan has been revised to provide a detail of the slip street concept and show possible landscaping in the medians between the slip street and the main road.

The developer has provided a set of the above exhibits with the changes highlighted.

The following exhibits have been revised by switching out the subdivision layout in the background to reflect the new layout with slip streets. These represent minor revisions noted below from the approved development plan:

- Exhibit D-1, Trail and Open Space Plan: This exhibit has been revised to indicate the realignment of some of the trails due to the shifting of lots around the slip streets and the relocation of the street on the southern boundary of M3 Ranch.
- Exhibit D-2, Art Opportunity Plan: The locations for public art are the same as the current development plan. This exhibit has been updated to show the new arrangement of lots and streets in Phases 1, 2 and 3 to match the other revised plans.
- Exhibit F-1, Neighborhood/Entry Plan: This exhibit has been revised to show slight adjustments in the neighborhood entries to accommodate the proposed slip streets.
- Exhibit F-5, Screening Options Plan: This exhibit has been revised to show slight changes in the screening wall or fence locations due to the shifting of lots to accommodate the slip streets.
- Exhibit G, Phasing Plan: The phase boundaries are essentially the same as the current development plan. This exhibit has been updated to show the new arrangement of lots and streets in Phases 1, 2 and 3 to match the other revised plans.

There are no changes are proposed for the following exhibits in the current development plan:

- Exhibit C-4, Context Map
- Exhibit D-4, Amenity Center Rendering

- Exhibits D-5 through D-7, Images
- Exhibits E-1 and E-3, Primary Entry Elevation and Primary Entry Rendering
- Exhibits F-2 through F-4, Secondary/Tertiary Entry; Primary/Secondary Entry; and Tertiary Entry

Because no changes are proposed on these exhibits, the applicant did not include them with their materials. If the modification is approved, the above exhibits will remain in effect as part of the amended PD.

Staff recommends approval.

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