



Legislation Details (With Text)

File #:	19-3110	Version:	3	Name:	Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Change of Zoning from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development District for Single-Fa
Type:	Ordinance	Status:			Passed
File created:	4/12/2019	In control:			City Council
On agenda:	5/28/2019	Final action:			5/28/2019
Title:	Ordinance - Third and Final Reading of an Ordinance to Consider a Change of Zoning from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development District for Single-Family Residential Uses on Approximately 65.2525 Acres Out of the Esquire Hendricks Survey, Abstract No. 659 & the William H. Herrall Survey, Abstract No. 724, Tarrant County, TX, and Approximately 15.9256 Acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, TX, Altogether Totalling Approximately 81.1781 Acres Generally Located on the West Side of Callender Road, North of the MISD Center for the Performing Arts, and Southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on Behalf of Dolce Vita Development Group, LLC (developer) and Michael Balloun of Balloun ACCP, LP, et. al (Owner) (ZC#17-022)				
Sponsors:	Joe Smolinski, Lisa Sudbury				
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. Maps and Supporting Information, 3. Exhibit A, 4. Letter from EagleRidge Operating, LLC, 5. Letter from Summit Midstream Partners, LLC, 6. Correspondence from TRWD 05-06-19, 7. Exhibits B - D				

Date	Ver.	Action By	Action	Result
5/28/2019	3	City Council	Approved on Third And Final Reading	Pass
5/13/2019	2	City Council	Approved on Second Reading	Pass
4/22/2019	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading of an Ordinance to Consider a Change of Zoning from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development District for Single-Family Residential Uses on Approximately 65.2525 Acres Out of the Esquire Hendricks Survey, Abstract No. 659 & the William H. Herrall Survey, Abstract No. 724, Tarrant County, TX, and Approximately 15.9256 Acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, TX, Altogether Totalling Approximately 81.1781 Acres Generally Located on the West Side of Callender Road, North of the MISD Center for the Performing Arts, and Southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on Behalf of Dolce Vita Development Group, LLC (developer) and Michael Balloun of Balloun ACCP, LP, et. al (Owner) (ZC#17-022)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on April 15, 2019. Staff and the applicant both gave presentations about the request and the applicant had two representatives available to respond to questions and concerns. Seven (7) neighboring residents (including representatives from the Woodland Estates Homeowners Association (HOA), the Villages of Park Hill HOA, and the group Concerned Citizens of

Woodland Estates) spoke in support of the zoning request, six of whom expressed opposition to staff's recommendation that the developer complete the Meriwether Street connection for various reasons including traffic, safety, drainage, erosion, and a concern that the connection requirement could impact the development of the property and the removal of the gas well sites. One of the residents was also concerned about tree preservation. Many of the residents expressed appreciation to the applicant for meeting with them and listening to their concerns and especially liked the possibility of the removal of the gas well and compressor station sites. The representative for the Villages of Park Hill HOA also expressed support for the extension of Summer Trail south to Debbie Lane. There were also five (5) non-speakers in support of the zoning case, three (3) of whom expressed opposition to the Meriwether Street connection in their comment cards. The applicant noted that approval of the emergency access points through the MISD property would be considered by the district this month. The Commission appreciated the applicant's work to come up with minimum lot standards that better align with the City's Zoning Ordinance, but requested that the maximum lot coverage be reduced to 55% for all lots and that the minimum residential floor area for the "Arbor" lots be increased to 1,800 sq. ft., which the applicant was agreeable to. The applicant also stated that they are still in discussion with the homebuilder regarding details for the proposed community center. One of the commissioners asked why the developer should be responsible for the Meriwether Street connection and staff responded that the connection point was identified in the preliminary plat for Woodland Estates, which previously included the Dolce Vita property as the second phase. The applicant expressed willingness to possibly share in the cost of the connection, but stated that the developer of Woodland Estates should have also participated in the cost. One of the commissioners expressed concern about the safety of residents in the interior of Dolce Vita and emergency response times, particularly when there are events at the MISD Performing Arts Center that could hinder movement through that property to the emergency access points, and for that reason, expressed support for the Meriwether Street connection.

The Commission voted 6-0-1 (with Commissioner Bounds abstaining due to her prior involvement in the case as a citizen and president of the Woodland Estates HOA) to recommend approval with the condition that the applicant address staff's comments as noted in the staff report, with the exception that Meriwether Street be stubbed on either side to provide for a future connection, as well as the additional condition that the applicant increase the minimum residential floor area on the "Arbor" lots to 1,800 sq. ft. The full conditions of approval are listed below:

- The applicant provide written documentation from TRWD and the gas pipeline operator consenting to the development, particularly the street and lot crossings of the easements as proposed.
- The applicant provide documentation from MISD consenting to the off-site emergency access connections; the City's Fire and Engineering Departments will need to approve the design.
- The applicant provide street stubs on either side of Hog Pen Branch to provide for a future Meriwether Street connection.
- An open space lot be created for the abandoned gas well sites currently located in Lots 95 and 96.
- The applicant provide more information to confirm the acceptability of capped wellhead locations shown within rights-of-way. They could possibly impact public infrastructure due to voids or instability created and will be required to be kept some minimum vertical and horizontal distance away from public utility infrastructure. Exact requirements will be determined at a later date. If additional precautions are required, the developer will need to coordinate with the gas operator.
- The numerical distribution of lot types be written into the Planned Development Standards.
- The maximum lot coverage be reduced to 55% for all lot types.
- The minimum residential floor area be increased to 1,800 sq. ft. for the "Arbor" lots
- The applicant provide details for the proposed amenities planned for the "Community Center". The provided amenities, their design, and location shall comply with the intent of Section 4600.D.20 of the

Zoning Ordinance.

- The Elevations be labeled with the zoning case number ZC#17-022 and Exhibit D.

Applicant response:

The applicant has submitted revised plans. Due to the expedited schedule, they did not have time to make changes to the Development Plan or address some of the other comments, including providing documentation from TRWD, the gas pipeline operator, and MISD. However, in the Development Standards, the applicant adjusted the maximum lot coverage to 55% for all lot types and also adjusted the minimum residential floor area to 1,800 sq. ft. for the “Arbor” lots. The applicant hopes to obtain approval from MISD consenting to the emergency access points by the date of the 1st Reading and provide that documentation at the meeting.

First Reading

The subject property consists of two tracts: a 65.2525 acre tract (Tract 1) that has frontage on Callender Road and a 15.9256 acre tract (Tract 2) separated from the larger tract by the Tarrant Regional Water District (TRWD) easement, for a total of 81.1781 acres. The tracts are mostly vacant land, but also include two gas well drill sites, a compressor station, frac pond, and associated gas line and access road easements. The property is located north of the MISD Center for the Performing Arts, west of the Villages of Park Hill single-family residential development and a series of larger residential tracts along Callender Road, and south and east of City-owned park land, which buffers this proposed development from the Woodland Estates single-family and two-family residential neighborhoods.

The applicant is requesting to re-zone the property from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development for single-family residential uses.

Development Plan

The proposed development, called Dolce Vita at Mansfield, will include an Italian theme. The applicant plans a total of 284 single-family residential lots, 219 of which are located on Tract 1 and 65 of which are located on Tract 2.

Tract 2 will be connected to Tract 1 by two points of access that will need to cross the TRWD easement. The applicant does not propose to connect the development to the existing Meriwether Street stub in the Woodland Estates neighborhood, but notes a “future bridge by others”. Staff recommends that the applicant complete the connection to Meriwether Street to provide for neighborhood connectivity and access to Nancy Neal Elementary School, help relieve traffic congestion on surrounding roads, comply with Section D104.3 of the 2006 International Fire Code, and conform to the City’s Thoroughfare Plan and the previously approved preliminary plat for Woodland Estates. This extension will go through City park land over a creek and will require a culvert crossing. Meriwether Street will serve as the primary spine street of the development and will connect to an extension of Summer Trail which feeds out to Callender Road. In addition, as part of this development, Summer Trail will be extended south to Debbie Lane. This extension of Summer Trail also aligns with the City’s Thoroughfare Plan. A stub from Tract 2 to the Leonard property to the west will also be provided.

The applicant is also proposing to provide emergency/fire access to the southern portion of the development (Tract 2) via a future gated access point on the MISD property. The applicant will need to provide documentation from MISD consenting to these off-site emergency access connections and the City’s Fire and Engineering Departments will need to approve the design.

As part of the development, the gas well drill sites are proposed to be shut in and abandoned. In addition, the gas well pads, compressor station, and frac pond will all be redeveloped, and the associated gas line and access road easements will all be abandoned. The applicant has provided documentation from the operators

of these facilities consenting to their inclusion in the zoning change application. A 50' regional pipeline easement through the eastern portion of the development will remain. The applicant notes two residential lots that extend over this easement and has provided a note that no structures, fences, flatwork, or other improvements can be made over this easement. Two streets also cross this easement and the applicant will need to provide documentation from the pipeline company consenting to the crossings.

The development will provide a gross density of 3.49 residential lots per acre. The applicant notes that 82.6% of the property will be residential land use, and the balance (17.4%) will be open space. The open space areas are spread throughout the development and include buffers adjacent to the City park land to the north and west, buffers adjacent to Marsala Court, a detention pond and community center, areas adjacent to the 50' gas pipeline, and the site of the entryway features at the intersections of Meriwether Street and Summer Trail and Summer Trail and Callender Road.

Planned Development Standards and Zoning Exhibit

The applicant is requesting PD zoning primarily to achieve a mix of lot standards that do not squarely fit within the residential zoning districts allowed by the City's Zoning Ordinance. The applicant is requesting three lot/product types. The proposed bulk area standards for the three proposed lot types are as follows:

	Sterling	Hill	Arbor
Min. Lot Area (sq. ft.)	8,400	7,500	6,325
Min. Lot Width	70'	65'	55'
Min. Lot Depth	120'	115' (b)	115'
Min. Front Yard	25'	25'	25'
Min. Interior Side Yard	5' & 10'	5' & 10'	5' & 10'
Min. Exterior Side Yard	15'	15'	15'
Min. Rear Yard	15'	15'	15'
Max. Lot Coverage	55% (c)	55% (c)	55% (c)
Min. Floor Area per unit (sq. ft.)	2,200	2,000	1,800
Max. Height	35'	35'	35'

- a. Corner lots must be at least 10' wider than the minimum lot width
- b. Exceptions for Lots 279-284 and Lot 1; minimum lot depths are 100'
- c. Increased lot coverage is to allow for single-story homes

The minimum lot sizes and dimensions are roughly similar to the lots in the Villages of Park Hill development to the east, but smaller than the single-family lots in the Woodland Estates development to the north and west. The mix of lot sizes and lot widths are also roughly similar to those in previously approved planned developments, including Somerset and Birdsong. The applicant notes that the larger maximum lot coverage standards are to allow for single-story homes; staff notes that these standards are on par with the recently-approved developments Birdsong and Sunset Crossing.

The applicant notes that the development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance as well as the residential landscaping standards noted in Section 7300 of the Zoning Ordinance.

The applicant has provided a zoning exhibit illustrating the distribution of the three lot types. The 55' "Arbor" lots will generally be located in the southern portion of the development adjacent to the MISD property, the TRWD property, and the Leonard and Kinney tracts. All 65 lots in Tract 2 will be "Arbor" lots, as well as 51 lots in Tract 1. The 70' "Sterling" lots will all be located adjacent to the City parkland to the north and east. The balance of the property will be developed as 65' "Hill" lots. There will be 15 "Sterling" lots, 153 "Hill" lots, and 116 "Arbor" lots. Staff recommends that this numerical distribution of lot types be written into the Development Standards.

A second page of the zoning exhibit provides illustrative examples serving as inspiration for the design and

theme of the development.

Overall Landscape Plan

As indicated in the Landscape Plan, the developer will provide canopy trees in the open space lots along Verona Court, Napoli Court, Napoli Drive, and Marsala Court, as well as a few ornamental trees in some of the open space lots along Marsala Court; one of the lots will also include a pedestrian seating area. In the larger, centrally located open space lot between Meriwether Street and Treviso Drive, the developer will provide a detention pond and heavy landscaping around a proposed community center. Extensive canopy trees, ornamental trees, shrubs, and groundcover are also planned along Summer Trail, Callender Road, and at the intersection of Summer Trail and Meriwether Street near the enhanced entryway features. Throughout the development, the developer plans a total of 88 canopy trees, 4 evergreen trees, 41 ornamental trees, 160 large evergreen shrubs, 205 small evergreen shrubs, 147 ornamental shrubs, and areas of seasonal color, ornamental grasses, perennials, and evergreen groundcover.

Entryway and Boulevard Plan

In the Entryway Plan, the developer plans to split the entry features to two locations: one at the intersection of Callender Road and Summer Trail and one at the intersection of Summer Trail and Meriwether Street; this is primarily due to the fact that a divided boulevard cannot be accommodated at Callender Road and Summer Trail since the Summer Trail extension will need to align with the existing undivided section across Callender Road.

The Entryway Plan includes an 8' masonry wall along Callender Road and along both sides of Summer Trail between Callender Road and Meriwether Street. A small portion of the masonry wall along Callender Road (at the Venecia Court cul-de-sac) will be interrupted by a section of wrought iron fencing with stone columns. The masonry walls and fencing will be accented by rows of shrubs and ornamental grasses. The masonry wall along the north side of Summer Trail will also be accented by landscape planters with seasonal color and the masonry wall and shrubs along the south side of Summer Trail will be fronted by canopy trees. Four ornamental trees will also be planted along Callender Road. In lieu of traditional development signage, the entryway at Callender Road and Summer Trail will feature two column-like entry features (one on either side of Summer Trail) with the initials "DV" on the base. Decorative street lamps will also be installed along Summer Trail.

The divided boulevard section of Meriwether Street (where it intersects Summer Trail) includes stained concrete and will be accented by decorative street lights and canopy trees on either side. The open space area at Summer Trail and Meriwether Street will also include pedestrian trails, a pedestrian roundabout, and a decorative gathering area, accented by stained concrete, ornamental grasses, perennials, and shrubs. Two entryway signs reading "Dolce Vita" (and also including the column-like features planned for the Callender Road entrance) will be located along Summer Trail, one at Meriwether Street and one at Treviso Drive. The Treviso Drive entrance will also include stained concrete.

Community Center

The applicant has indicated a community center on the centrally-located open space lot south of Meriwether Street, however has not provided details for the proposed amenities other than the landscaping and pedestrian walks adjacent to it. Section 4600.D.20 of the Zoning Ordinance requires that one recreational facility be provided for every 250 lots. The design and location of the recreational facility must be approved by the Director of Planning prior to preliminary plat approval in order to ensure the facility meets the intent of this Ordinance requirement. Staff recommends that these details be provided in the Planned Development exhibits and encourages at least a playground and/or swimming pool with cabana.

Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Four elevations have been provided, all of which appear to be single-story. The elevations include a mix of brick and stone construction. Staff recommends that the Elevations be labeled with the zoning case number ZC#17-022 and Exhibit D.

Summary and Staff Recommendation

The development will provide for a single-family residential community that generally adheres to the three-units-per-acre density established in the Land Use Plan, generally adheres to the City's Zoning Ordinance standards or follows previously approved residential planned developments, includes enhanced landscaping and entryway amenities, and provides for the abandonment and redevelopment of gas well drill sites, compressor station, frac pond, and associated easements.

Staff recommends approval with all of the conditions made by the Planning & Zoning Commission, with the exception that staff still recommends that the developer complete the connection to Meriwether Street to provide for neighborhood connectivity and access to Nancy Neal Elementary School, help relieve traffic congestion on surrounding roads, comply with Section D104.3 of the 2006 International Fire Code, and conform to the City's Thoroughfare Plan and the previously approved preliminary plat for Woodland Estates.

Second Reading

The City Council held a public hearing and first reading on April 22, 2019, and voted 7-0 to approve as presented. While Council voted to approve as presented, councilmembers made several requests of the applicant during the meeting, including:

- Try to provide for some J-swings or break up the monotony somehow. A percentage of the lots being J-swings is a typical requirement in Section 4600 of the Zoning Ordinance, so any deviation from this requirement will need to be noted in the development standards. In lieu of J-swings, other developers have provided for cedar garage doors or additional architectural enhancements around the garages. Another alternative is to provide for front porches.
- Try to increase the percentage of larger (70') lots to match the Birdsong and Somerset PDs. Birdsong had 15% of their lots as 70'. Somerset had 14% of their lots as 70' and 8% of their lots as 80'. Only 5% of Dolce Vita's lots are 70'.
- It was noted that all of the elevations shown are single-story. If two-story homes are also planned, Council would like to see some examples.
- Provide HOA-maintained screening devices further south along Summer Trail adjacent to Lots 237, 238, 246, and 247. A masonry wall would be preferred, or at the very least, a wood fence with masonry columns. An additional page in Exhibit C may be necessary to show this. Staff also recommends providing additional page to show screening wall detail images for the various sections.
- Provide details for the community amenity center.

Additionally, the Planning & Zoning Commission had conditioned their approval on the following comments being addressed, which remained outstanding at the time of 1st Reading:

- The applicant provide written documentation from TRWD and the gas pipeline operator consenting to the development, particularly the street and lot crossings of the easements as proposed.
- The applicant provide documentation from MISD consenting to the off-site emergency access connections; the City's Fire and Engineering Departments will need to approve the design.
- An open space lot be created for the abandoned gas well sites currently located in Lots 95 and 96.
- The applicant provide more information to confirm the acceptability of capped wellhead locations shown within rights-of-way. They could possibly impact public infrastructure due to voids or instability created and will be required to be kept some minimum vertical and horizontal distance away from public utility infrastructure. Exact requirements will be determined at a later date. If additional precautions are required, the developer will need to coordinate with the gas operator.

- The numerical distribution of lot types be written into the Planned Development Standards.
- The applicant provide details for the proposed amenities planned for the “Community Center”. The provided amenities, their design, and location shall comply with the intent of Section 4600.D.20 of the Zoning Ordinance.
- The Elevations be labeled with the zoning case number ZC#17-022 and Exhibit D.

Staff also provided the applicant with the following additional comments:

- Indicate the phasing for the development.
- Correct the total number of lots in the site summary table to match the plan.

Applicant Response:

The applicant has provided a new plan that addresses many of the comments of Council, several of the recommendations made by P&Z, and several staff comments, but staff has several new comments based on the changes, and some comments remain outstanding.

The total number of lots has been reduced from 283 to 279 and the applicant has worked to provide a more balanced distribution of lot types to better match other recently-approved planned developments such as Birdsong and Somerset. The number of Sterling (70') lots has been increased from 15 to 38. The number of Hill (65') lots has been reduced from 153 to 152. And the number of Arbor (55') lots has been reduced from 116 to 89. The new percentages are 13.6% Sterling (70'), 54.5% Hill (65'), and 31.9% Arbor (55'). By comparison, Birdsong is 15% 70' lots, 48% 60' lots, and 37% 55' lots, while Somerset is 8% 80' lots, 14% 70' lots, 38% 60' lots, and 40% 50' lots.

The applicant has added an open space lot at the location of the gas well easements, but the easements appear to still be located partially on the residential lots; the plan may require reworking to address staff concerns. Staff also recommends that lots 45 and 140 be eliminated and made open space.

The plan also no longer shows emergency access points provided through the MISD property. The new plan shows an extension of Meriwether Street to the existing street stub in Woodland Estates, but the applicant still notes “future bridge by others”. Staff still recommends that this connection be made with this development.

In the development standards, the applicant has adjusted the minimum lot depth to 115' for all lot types; Sterling lots previously had a 120' minimum lot depth. The applicant indicates a max. lot coverage of 55% in the development standards table, but indicates 60% in the note at the bottom for single-story homes, as well as on the development plan. Staff still recommends that the max. lot coverage be reduced to 55% and notes that a 60% lot coverage wouldn't be possible anyways due to the setback requirements. In the landscaping standards, the applicant notes that four trees will be provided on lots 30-44, above and beyond the standard requirement of three. The applicant has also specified that 10% of the lots will have J-swing garages; staff recommends that this development plan note be added to the development standards exhibit.

The applicant has added screening devices to screen lots 232, 233, 240, and 241 from Summer Trail. Staff recommends that these screening devices be labeled on the Overall Landscape Plan or that an additional detail page be provided for this area. Staff also recommends detail renderings for all proposed screening devices.

The applicant has provided details for the proposed neighborhood amenity center, which includes a pool with cabana, playground, and an open play area, as well as an amenity pond and a walking trail that will go around the pond. Staff recommends that the amenity center be reworked to provide for pedestrian connections from the walking trail around the pond east to the trails located near the entryway features and north to the amenity

center parking lot (without going through the pool area) and to provide for a crosswalk connection across Meriwether Street to the trail located along Marsala Court. Staff also recommends that the applicant provide details (materials, height, location) for a fence that will be required around the pool area.

Finally, the applicant has provided updated documentation from TRWD consenting to the current plan, including the three street crossings as proposed.

The applicant has still not provided a phasing plan and has not updated the elevations as requested (including proper labeling of the exhibit and providing examples of two-story homes). The applicant also has not provided information to confirm the acceptability of capped wellhead locations shown within rights-of-way.

Staff Recommendation:

- Staff recommends approval with the following conditions:
- The Meriwether Street connection be provided with this development. The language “future bridge by others” shall be removed from the plan.
- The open space lot containing the abandoned gas well sites be expanded to more fully include the abandoned sites and adjacent lots be reworked as necessary.
- The applicant provide more information to confirm the acceptability of capped wellhead locations shown within rights-of-way.
- Lots 45 and 140 be eliminated and made open space.
- The total number of lots and numerical & percentage distribution of lot types be adjusted as necessary if lots are to be removed or rearranged
- The maximum lot coverage be reduced to 55%
- The applicant label the screening devices (materials, height) proposed adjacent to lots 232, 233, 240, and 241.
- Detail renderings be provided for all proposed screening devices.
- The amenity center be reworked to provide for pedestrian connections from the walking trail around the pond east to the trails located near the entryway features and north to the amenity center parking lot (without going through the pool area) and to provide for a crosswalk connection across Meriwether Street to the trail located along Marsala Court. Details (materials, height, location) shall also be provided for the fence that will be required around the pool area.
- The applicant provide an 8’ sidewalk along the entire west side of Summer Trail and 12’ at-grade crossings at Milan Circle and Napoli Drive to accommodate a future spine trail along the TRWD line.
- The applicant provide a phasing plan for the development.
- The applicant revise the architectural elevations with the labels ZC#17-022 and Exhibit D and provide examples of two-story homes (if proposed).

Third Reading

The City Council held a public hearing and second reading on May 13, 2019 and voted 5-2 (Councilmember Moore and Mayor Cook voting no) to approve as presented. There were seven citizens who spoke in support of the zoning request, but in opposition to the Meriwether Street connection, two of which also made presentations primarily as it related to traffic safety. In addition to being concerned about traffic and safety with the Meriwether Street connection, some of the speakers also remained concerned about tree loss and drainage. In addition, there were four non-speakers in support of the zoning request, 33 non-speakers in

support of the zoning request but opposed to the Meriwether connection, and four non-speakers opposed to the zoning request. In addition, both the applicant and staff made presentations to explain the changes that had been made between 1st and 2nd reading and were available to respond to councilmembers' questions and concerns. City Council generally concurred with staff's recommendations and discussed several of those recommendations with the applicant. In addition, the applicant further explained their plans for drainage mitigation and tree preservation and provided additional information on the expected value of the development and potential homebuilders. Staff explained the various needs for the Meriwether Street connection, including public safety and access to the school and explained how traffic calming could be achieved through stop signs, traffic calming devices near the creek crossing, and the curvilinear design of the street itself. The applicant had mentioned at the meeting that they might need to table third reading until June 10th to provide more time to make changes to the plans, but have endeavored to make changes more quickly than anticipated.

The applicant made several changes to address the recommendations made by staff and councilmembers. At the Meriwether Street connection, the note "future bridge by others" was changed to "future culverts by others" and it was also specified that "the connection to Meriwether shall have a narrowed pavement section with traffic calming devices". While the applicant did not increase the size of the open space lot where the gas well easements are nor confirm acceptability of capped wellhead locations shown within rights-of-way, they have agreed to address these concerns at or before the time of platting. Lots 45 and 140 were removed from the plan and made open space, reducing the total number of lots from 279 to 277. The maximum lot coverage was reduced to 55%. The screening walls proposed adjacent to lots 230, 231, 238, and 239 were labeled as 8' masonry walls on both the Development Plan and the Landscape Plan. The section of wrought iron fence with masonry columns where the cul-de-sac backs up to Callender Road was clarified to be only 30' in length. The walking trail that had been proposed around the detention pond has been removed from the plans due to lack of room. More information will be needed on the amenity center, as it relates to the design of the facilities, fencing around the pool, access to the open play field, etc., but this can be provided with the community improvement plans at the time of platting. The applicant has specified that Phase I of the development will include Meriwether Street & Summer Trail and that Phases II & III will be decided at the time of preliminary platting. In addition, the applicant has specified that an 8-foot sidewalk will be built along the western side of Summer Trail from the TRWD easement south to Debbie Lane. Finally, the applicant has properly labeled the elevations with the zoning case number ZC#17-022 and Exhibit D and has added a page showing potential two-story home elevations.

Staff recommends approval of the plans as presented with the condition that the Meriwether Street connection be constructed with the development and that the following conditions be addressed at or prior to the time of platting:

- The open space lot containing the abandoned gas well sites be expanded to more fully include the abandoned sites and adjacent lots be reworked as necessary.
- The applicant provide more information to confirm the acceptability of capped wellhead locations shown within rights-of-way.
- Additional information be provided on the amenity center as it relates to facility design, fencing around the pool, and access to the open play field.

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