



Legislation Text

File #: 14-0853, **Version:** 1

Review and Consideration of a Detailed Site Plan for the Initial Phases of South Pointe on Approximately 139.6 Acres Generally Located South of Mathis Road, West of Hwy 360 and North of the Proposed Lone Star Parkway (DS#14-001)

To consider the subject site plan.

Staff recommends approval. The P&Z recommendations is pending on Thursday, March 13th.

The South Pointe PD regulations require that the first detailed site plan be submitted for approval. After this initial phase, future detailed site plans can be approved by staff.

This site plan shows the residential development laid out in villages with three lot types in each village. It generally meets the PD regulations with the following minor modifications:

- "Each of the 3 single-family lot types as depicted in the Residential Product Summary table must be a minimum of 20% of the overall total single-family lots and no more than 60% of the total for the village." As shown in the table, the % of Sub Totals fall below 20% in some cases.
- "Lot Type "C" lots are to be concentrated where the lots face open space areas." These are the 50' Cottage Lots shown in dark brown, and in the northwestern portion of Phase 2, not all the Cottage Lots front on the pocket park.
- "Residential Cottage Products must have the garage accessed from an alley or mews. Street accessed garages are prohibited." There are no proposed alleys or mews.

Staff recommends approval of the detailed site plan subject to City Council approving the minor modification noted above.

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