



Legislation Text

File #: 18-2900, **Version:** 1

Review and Consideration of Detailed Site Plans for Southpointe Phase 4, 5, 7, 8A and 8B on Approximately 206.54 Acres, Phase 8B Generally Located at the Southwest Corner of the Intersection of Matlock Road and the Union Pacific Railroad and Approximately 650 Feet West of S.H. 360; and Phases 4, 5, 7 and 8A Generally Located East of U.S. 287, West of S. Matlock Road, Approximately 400 Feet South of Lone Star Road, and Approximately 1,100 Feet North of the Intersection of S. Matlock Road and S.H. 360; Ruby-07-SPMTGE, LLC (DS#18-004 through DS#18-008)

To consider the subject request.

The Planning and Zoning Commission reviewed the Detailed Site Plans on September 17, 2017, and voted 5 to 0 to recommend approval with the requested modifications. Commissioners Hudson and Smithee were absent.

The developer of Southpointe has submitted Detailed Site Plans for Phases 4, 5, 7, 8A and 8B. These site plans are interlocking with street and open space connections to each other and are being reviewed together under an overall Master Plan.

Between the five phases, there will be a total of 691 residential lots. As required by the Southpointe PD, each phase has three different residential products: Cottage, Village and Manor lots. The overall percentage of each lot type complies with the Southpointe requirements.

Jointly, these phases have approximately 28.18 acres of open space, including a central pocket park in each phase that will accommodate the required amenities listed on the Landscape Plan. The design features for entryways, screening walls, street trees, sidewalks, trails and other amenities will be similar to those under construction in Phases 1, 2, 3 and 6A.

Because of geographic issues related to drill sites, school properties, drainage facilities, pipelines and other limitations, the applicant is requesting minor modifications of the Southpointe PD Development Standards related to the orientation of Cottage lots on open spaces and build-to lines. The specific modifications for each phase are listed below. Minor modifications of the PD may be approved by City Council at one meeting.

Phase 4:

Phase 4 contains 178 residential lots and 10 open space lots. Lot 1X, Block 17, serves as a drainage channel. There are two drill sites, located side by side, in this phase together with land reserved by the gas well operator for a future drill site. Where possible, the applicant has placed bufferyard and open space around these facilities.

The Mansfield Independent School District (MISD) owns a tract of land for a future school at the northeast corner of Phase 4. This phase also backs up to the site for the new Texas Health Resources hospital.

Because of the geographic constraints created by these internal and external facilities, the developer is requesting a modification of the PD applicable to Phase 4 as follows:

Under the Southpointe Development Standards, Cottage lots must face open space areas. The

following Cottage lots do not front on open space and will need a modification of the PD:

Lots 9 through 15, Block 1: these lots face a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space.

Lots 18 through 21, Block 9: these lots are concentrated near open spaces but face other Cottage lots. These lots are in effect framing the open spaces.

Lots 1 through 4, Block 14: these lots are concentrated near open spaces but face other Cottage lots. These lots are in effect framing the open spaces.

Under the Southpointe Development Standards, Village lots have a 20-foot Build-To Line. A Build-To Line requires the front façade of the house to be built no further from the front property line than 20 feet. Lots 10, 11 and 12, Block 6, cannot meet this requirement because there is a 20-foot pipeline easement located towards the front of these lots past the Build-To Line. The developer is requesting a modification to allow the houses on these three lots to be built behind the pipeline easement instead of at the Build-To Line.

Phase 5:

Phase 5 contains 116 residential lots and 6 open space lots. Lot 1X, Block 13, serves as a drainage channel. There is one drill site in this phase. Where possible, the applicant has placed bufferyards and open space around the site.

The buffer between the drill site and Trellis Drive is not deep enough to count as open space and the developer is requesting a modification of the PD applicable to Phase 5. Under the Southpointe Development Standards, Cottage lots must face open space areas. The following Cottage lots do not front on open space:

Lots 1 through 6, Block 11: these lots front a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space.

Phase 7:

Phase 7 contains 180 residential lots and 6 open space lots. Lot 15X, Block 3, serves as a drainage channel. Phase 7 is adjacent to one drill site in Phase 4 and one drill site in the future Phase 9 to the south.

MISD owns a tract of land adjacent to Phase 7 to accommodate the Alma Martinez Intermediate School. This school is currently under development.

The Southpointe Development Standards do not allow a residential lot to back directly up to a street. As a result, a bufferyard is required behind the lots on Block 3 along Southpointe Crossing. A bufferyard is not open space and the developer is requesting a modification of the PD applicable to Phase 7.

Under the Southpointe Development Standards, Cottage lots must face open space areas. The following Cottage lots do not front on open space:

Lots 1 through 4, Block 4: these four lots face a bufferyard rather than open space.

Phase 8A:

Phase 8A contains 124 residential lots and 5 open space lots. Lot 1X, Block 11, will accommodate drainage. There is one drill site adjacent to Phase 8A at the southern end.

MISD owns a tract of land adjacent to Phase 8A to accommodate the Brenda Norwood Elementary School. This school is currently under development.

There is no open space around the drill site and the developer is requesting a modification of the PD applicable to Phase 8A. Under the Southpointe Development Standards, Cottage lots must face open space areas. The following Cottage lots do not front on open space:

Lots 10 through 14, Block 5: these lots face a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space.

Phase 8B:

Phase 8B contains 93 residential lots and 6 open space lots. Phase 8B abuts the Union Pacific Railroad to the north and Matlock Road bridge embankment to the east. This phase is not adjacent to any drill sites. The future River Branch Drive connects to the same street in the View at the Reserve development.

MISD owns a tract of land south of Phase 8B to accommodate the Charlene McKinzey Middle School. This school is currently under development.

There are three Cottage lots that do not face open space on Long Trail because of space constraints. Under the Southpointe Development Standards, Cottage lots must face open space areas. The following Cottage lots do not front on open space:

Lots 43 and 44, Block 1, and Lot 15, Block 7: these lots are concentrated near open spaces but face other Cottage lots.

There are 36 lots that will require modification out of a total 691 residential lots. Staff has worked with the developer to minimize the number of modifications required for these phases to maintain the intent of the design principles of Southpointe. Staff believes that the requested modifications are reasonable based on the geographic constraints on the property.

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