



Legislation Text

File #: 18-2947, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for Single-Family Residential and C-2 Uses on Approximately 185.644 Acres Out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, Generally Located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.; Clayton Snodgrass of BBCP Acquisitions, LLC on behalf of Brian Dalton of Dalton's Best Maid Products, Inc. (ZC#18-020)

To consider the subject zoning change request.

First Reading

The Planning and Zoning Commission held a public hearing on October 15, 2018, and voted 6-0 to approve with the condition that the outstanding comments noted in the staff report are addressed, that the applicant provide written documentation from the gas line operator consenting to the street and trail crossings of the easement as proposed, that the applicant provide written documentation from TXDOT consenting to the proposed alignment of FM 157 and the access points as shown, that the minimum front yard setback be adjusted to 25', and that the minimum side yard setbacks be adjusted to 5' on one side and 10' on the other. The applicant has addressed staff's comments and has adjusted the minimum front yard setback to 25', but is still requesting a minimum side yard setback of 5'.

The subject property consists of 185.644 acres of vacant land located on the north side of Bedford Road, the south side of the future M3 Ranch development, and the west side of Flying L Lane. The property is situated just north of the Mansfield city limit line, which runs along Bedford Road. The applicant is requesting to re-zone the property from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 Community Business uses.

The applicant plans to develop a maximum of 540 single-family homes on the vast majority of the property (approximately 181.1 acres), for a density of 2.98 dwelling unit per acre. When Bedford Road is realigned to connect with Lone Star Road as part of the FM 157 realignment, a small tract of approximately 4.5 acres in the southeastern portion of the property will be cut off from the rest of the development. The applicant is proposing this tract for commercial development that shall follow C-2 zoning standards.

Planned Development Standards

In the Planned Development (PD) Standards, the applicant notes that the development, known as Birdsong, will be a multi-generational community with an emphasis on the creation of a small-town environment balanced with the conveniences of a suburban lifestyle. The development will provide for a variety of lot sizes, home styles, and home sizes to meet the needs of people at various stages of their life and to encourage a diverse community. In addition, the development will focus on providing a mix of public and private open spaces, public parks, trails, and common areas to enhance the quality of life of neighborhood residents and encourage interaction in the community.

The commercial tract in the southeastern portion of the property (known as Tract 1) will allow the permitted uses allowed by right in the C-2 Community Business District. A Specific Use Permit (SUP) will be required for all uses requiring an SUP in the C-2 district. The development standards shall follow those for C-2 as outlined in the Zoning Ordinance. If this tract is to be re-zoned in the future, it will be treated as a standalone request separate from Tract 2 and the property owners in Tract 2 do not have to be party to the request and the zoning and development standards in Tract 2 shall not be affected.

The design and development of Tract 2 (the single-family tract) shall be done in general accordance with the attached Exhibits C - E. The applicant notes that in the event of any conflict between the written text in the PD standards and the illustrated plans, the written text shall control. Furthermore, unless otherwise specified in the PD, the development and the design and construction of public infrastructure and utilities will be governed by the Zoning Ordinance and the City's Design Standards as currently enacted at the time of approval of this PD ordinance. The maximum number of homes in the development will be 540 and a minimum of 15% of the land in Tract 2 (approximately 26± acres) shall be set aside as open space as identified on the Open Space & Amenity Plan. The applicant notes that there will be at least one amenity center for neighborhood residents, which shall include, at a minimum, a swimming pool and family lifestyle-oriented facilities. The Zoning Ordinance typically requires two recreational facilities for a development of this size, however the recreational facilities can also include a pond with aerator, walking or biking trails, and common green areas/open space, all of which are provided on the Open Space & Amenity Plan. The applicant notes that a mandatory homeowners association (HOA) will be responsible for the maintenance of all HOA-owned lots, detention ponds, the amenity center, play area equipment not located in a public park, private HOA trails, entryway features, screening devices, master developer-provided canopy trees, and the landscaping at the entryway and on HOA lots.

For the single-family tract, the applicant notes three single-family lot types (Types 1, 2, and 3), with the following development standards:

	Type 1	Type 2	Type 3
Min. Lot Width	50'	60'	70'
Min. Lot Area (sq. ft.)	6,000	7,200	8,400
Min. Lot Depth	110'	110'	110'
Min. Front Yard Setback	25'	25'	25'
Min. Rear Yard Setback	10'	10'	10'
Min. Side Yard Setback	5'	5'	5'
Min. Exterior Side Yard Setback	15'	15'	15'
Min. Dwelling Area (sq. ft.)	1,800	2,200	2,400
Max. Lot Coverage	55%	55%	55%
Max. Height	35'	35'	35'

Note: The location of lot types shall be in accordance with the Development Plan

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage

Note: Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above

The applicant notes that homes constructed within the development shall comply with the architectural standards specified in Section 4600 of the Zoning Ordinance except for the following:

- A. Swing Garages: A minimum of 20% of the total of Type 2 and Type 3 lots shall contain a J-Swing or side entry orientation. Swing garages shall not be required for Type 1 lots.
- B. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be located closer than the primary façade of the home. Additionally, if a garage door faces the street, it may be located at the 20' front yard setback line. Garage doors shall be constructed of a composite material to have the appearance of wood.
- C. Canopy Trees: On all single-family lots, a minimum of two 3" caliper canopy trees shall be provided for each home, one of which may be located in the backyard.

The lot mix in the development will be a maximum of 200 Type 1 lots, 260 Type 2 lots, and a minimum of 80 Type 3 lots.

The community design standards provide for a minimum 20' wide landscape buffer adjacent to Bedford Road. Berms and retaining walls may be constructed within the buffer. The buffer shall include a mix of canopy trees and ornamental trees. Canopy trees shall comprise at least 33% of all tree plantings in the buffer. Groundcover may also be planted within the buffer and includes but is not limited to shrubs, grasses, turf, mulched planter beds, and hardscape. A minimum 6'-8' wide concrete trail shall be provided within the buffer; its location shall be coordinated with any trail located within adjacent developments. The standards also specify the minimum standards for the different types of landscaping to be met at the time of planting, as well as the standards as it relates to irrigation.

Standards are also specified as it relates to screening. The screening device along Bedford Road shall be a minimum 6' tall to maximum 8' tall masonry screening wall (constructed of brick or stone); where open spaces are adjacent to the road, ornamental metal or split-rail fencing shall be provided as shown on the Screening Plan. Where single family lots back to a collector street, they shall be screened by a 6' tall board-on-board cedar fence with metal poles and the fence rails facing the inside of the lot. The fencing shall be stained to a uniform color and maintained by the HOA. The fence shall also incorporate masonry columns, spaced approximately every 100', into the design. The location of the columns shall correspond to the intersection of a side lot line with the fencing. Where single-family lots side to the collector street or where open spaces are adjacent to the collector street, ornamental metal or split-rail fencing shall be provided as shown on the Screening Plan.

The neighborhood entry features shall correspond to the general design indicated in the Enhanced Entryway Plan and entry features and community signage may be lighted.

Development Plan

The Development Plan shows the expected lot mix as noted in the PD Standards. The three lot types will generally be interspersed throughout the development, however the western and southern portions of the development will primarily consist of Types 1 and 2 and the northern and eastern portions of the development will primarily consist of Types 2 and 3. The neighborhood will be

developed in four phases, with Phases 1, 2, 3, and 4 expected to be completed in the 2nd Quarters of 2020, 2022, 2024, and 2026, respectively. The applicant has included a table showing the breakdown of the lot types in each phase and how many lots will be part of each phase. A gas pipeline easement travels through the western portion of the development and will separate Phases 1-3 from Phase 4. In addition, the applicant has provided typical lot details that illustrate how the homes are expected to be laid out on each lot type and how the different setbacks noted in the PD standards will be applied.

Street Plan

The Street Plan shows two access points into the development from Bedford Road. While not specified on the Street Plan, Bedford Road, once absorbed into the new alignment of FM 157 by TXDOT, will likely be improved to a six-lane divided highway with at least 120' of right-of-way (R.O.W.) and classified by the City as a principal arterial (as noted in the City's Thoroughfare Plan). The roads leading into the development from Bedford Road will be classified as local collectors with a 60' R.O.W. and will be connected to each other by an east-west street in the center of the development that will also be classified as a local collector with a 60' R.O.W. The east-west collector street in the center of the development will run adjacent to the proposed public park and amenity center. The easternmost road connecting to Bedford Road will be classified as a divided entryway with two 24' travel lanes; this will serve as the development's primary entrance and will feature the primary enhanced entryway features. The applicant also notes a future road along the property's northern boundary that will be built by others and classified as a major collector with a 70' R.O.W. A potential road along the western boundary of the development (as shown on the City's Thoroughfare Plan) has not been shown on the development's Street Plan. The applicant has provided cross-sections for the different road classifications (a local residential street with a 50' R.O.W., a local collector with a 60' R.O.W., and the divided entryway with a 90' R.O.W.).

Open Space & Amenity Plan

The applicant is proposing a 5± acre public park and 1.6± acre private amenity center in the center of the development and approximately 19.4± acres of common areas/open space interspersed throughout the rest of the development, for a total of 26± acres of open space. The public park is slated to include a playground and open play field, the private amenity center will feature a swimming pool and playground, the detention pond near the enhanced entryway will include an aerator, and trails will also feature throughout the development as shown on the Trail Plan.

Screening Plan

As indicated on the Screening Plan, the lots backing up to Bedford Road will be screened by a 6' masonry screening wall with masonry columns, while the lots adjacent to the collector road along the northern boundary of the property will be screened by a 6' wood fence with masonry columns (spaced according to the PD standards). The open space areas adjacent to Bedford Road and the northern collector road will be screened by an ornamental metal fence or split-rail fence. The applicant has also provided representative photos showing the different proposed screening devices.

Trail Plan

The Trail Plan shows several trails identified as "Birdsong Community Trails" along the neighborhood collector roads and connecting to and through various open space areas to serve the different parts of the development. The community trail system will also connect to an off-street trail to be built per City requirements. In conversations the applicant has had with staff, this off-street trail will likely be

dedicated as a public trail that will become part of the City's trail system, although this has not been clearly indicated on the Trail Plan. The applicant notes that trails located within easements are subject to approval of the grantee (i.e. the trail that runs through the pipeline easement). The applicant has not specified the standards (width, paving materials, etc.) for any of the trails.

Enhanced Entryway Plan

The Enhanced Entryway Plan provides for both a primary enhanced entrance and a secondary enhanced entrance.

The primary enhanced entrance will be located where the easternmost neighborhood collector road intersects Bedford Road. This entrance will include the five required elements as noted in Section 4600.D.18 of the Zoning Ordinance: a boulevard section with median, enhanced pavers, decorative street lighting, enhanced architectural features, and enhanced fencing and landscaping features. The 6' masonry screening wall to the west will transition to a parapet wall with fencing, which leads to a decorative gateway entrance for pedestrians. A decorative parapet wall with fencing and stone columns will be provided in a landscaped median in the boulevard. The decorative parapet wall with fencing and stone column will repeat on the east side of the road and will transition into a stone archway into the proposed detention pond. The detention pond will include an aerator. An ornamental metal fence or split-rail fence will travel from the decorative parapet wall along the east side of the entrance road and curve to the south and east, separating the detention pond from the enhanced landscaping. The enhanced landscaping will include a mix of larger shrubs, ornamental shrubs, flowering ornamental trees, ornamental grass, groundcover, and annual color. The primary median of the boulevard section will include two canopy trees, additional landscaping, and the primary entry sign. Vehicular pavers will be located in both the ingress and egress sections of the boulevard. Two decorative lights that meet City specifications will be located on either side of the boulevard.

The secondary enhanced entrance will be located where the westernmost neighborhood collector road intersects Bedford Road. This entrance will include a secondary sign, as well as a decorative parapet wall, three magnolia trees, ornamental shrubs, groundcover, and annual color. All of the elements will be located in the open space lot on the west side of the road.

The applicant has provided representative photos showing the proposed elements. Representative photos indicating the possible design of the amenity center building, pond fountain, and neighborhood park elements have also been provided.

Parks Department Comments

The Parks Department will continue to work with the applicant with regard to the dedication of the public park and trails, and the development of the dedicated park and trails amenities, in compliance with the Park Land Dedication and Development Ordinance. The concept plan and letter was presented at the Mansfield Park Facilities Development Corporation (MPFDC) meeting for consideration on October 18, 2018.

Summary

The development is intended to provide a diverse and multi-generational community with different lot types to meet different needs, as well as several community features, including open space and neighborhood amenities, enhanced entryway features, and landscaping and screening elements.

The development has a unique identity and distinct standards that will complement the M3 Ranch and Somerset developments to the north and east. The City's Land Use Plan encourages single-family residential development in this area and the proposed density aligns with the 3 units per acre that is encouraged here. The Land Use Plan also notes that the amount of industrial zoning in place for this area may have been above and beyond what the market could support.

Staff notes that the Development Plan could be subject to change dependent on the gas line operator consenting to the trail and street crossings of the easement as proposed, the ultimate right-of-way alignment of FM 157/Bedford Road and the approval of access points by TXDOT, the agreement reached between the applicant and the MPFDC regarding the dedication and development of public parks and trails, and completion of the proposed roadway improvements in M3 Ranch to the north.

Staff also notes that when the applicant revised the front yard setback to 25', they did not revise the garage door standards accordingly. Staff recommends conditioning any action on the applicant correcting the sentence "if a garage door faces the street, it may be located at the 20' front yard setback line" to "if a garage door faces the street, it may be located at the 25' front yard setback line."

Second Reading

The City Council held a public hearing and first reading on November 12, 2018, and voted 7-0 to approve. At the request of staff and Council, the applicant adjusted Section 4B of the Planned Development (PD) standards to provide for a 25' minimum front yard setback for garage doors to match the overall minimum front yard setback of 25'. In addition, Section 3 of the PD standards has been revised to increase the minimum rear yard setback from 10' to 15'; a note has been added to allow for a minimum 10' rear yard setback for outdoor living areas whether or not the area is covered by a roof which is integrated into the house. The applicant has provided a letter explaining these changes, as well as providing a response to other items that were discussed, including a request for additional lot types, a request for additional adjustments to setbacks as it relates to garages, a request for adjustments to canopy tree locations, and a request for more curvilinear streets. The applicant has provided Council with a "Plan Comparison" exhibit for their consideration; this exhibit illustrates how a plan with more curvilinear streets would necessitate slight adjustments to the numbers of different lot types and open space acreage.

Third Reading

Revised Description

The subject property consists of 185.644 acres of vacant land located on the north side of Bedford Road, the south side of the future M3 Ranch development, and the west side of Flying L Lane. The property is situated just north of the Mansfield city limit line, which runs along Bedford Road. The applicant is requesting to re-zone the property from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 Community Business uses.

The applicant plans to develop a maximum of 540 single-family homes on the vast majority of the property (approximately 181.1 acres), for a density of 2.98 dwelling unit per acre. When Bedford Road is realigned to connect with Lone Star Road as part of the FM 157 realignment, a small tract of approximately 4.5 acres in the southeastern portion of the property will be cut off from the rest of the development. The applicant is proposing this tract for commercial development that shall follow C-2 zoning standards.

Planned Development Standards

In the Planned Development (PD) Standards, the applicant notes that the development, known as Birdsong, will be a multi-generational community with an emphasis on the creation of a small-town environment balanced with the conveniences of a suburban lifestyle. The development will provide for a variety of lot sizes, home styles, and home sizes to meet the needs of people at various stages of their life and to encourage a diverse community. In addition, the development will focus on providing a mix of public and private open spaces, public parks, trails, and common areas to enhance the quality of life of neighborhood residents and encourage interaction in the community.

The commercial tract in the southeastern portion of the property (known as Tract 1) will allow the permitted uses allowed by right in the C-2 Community Business District. A Specific Use Permit (SUP) will be required for all uses requiring an SUP in the C-2 district. The development standards shall follow those for C-2 as outlined in the Zoning Ordinance. If this tract is to be re-zoned in the future, it will be treated as a standalone request separate from Tract 2 and the property owners in Tract 2 do not have to be party to the request and the zoning and development standards in Tract 2 shall not be affected.

The design and development of Tract 2 (the single-family tract) shall be done in general accordance with the attached Exhibits C - E. The applicant notes that in the event of any conflict between the written text in the PD standards and the illustrated plans, the written text shall control. Furthermore, unless otherwise specified in the PD, the development and the design and construction of public infrastructure and utilities will be governed by the Zoning Ordinance and the City's Design Standards as currently enacted at the time of approval of this PD ordinance. The maximum number of homes in the development will be 540 and a minimum of 14% of the land in Tract 2 (approximately 25.75± acres) shall be set aside as open space as identified on the Open Space & Amenity Plan. The applicant notes that there will be at least one amenity center for neighborhood residents, which shall include, at a minimum, a swimming pool and family lifestyle-oriented facilities. The Zoning Ordinance typically requires two recreational facilities for a development of this size, however the recreational facilities can also include a pond with aerator, walking or biking trails, and common green areas/open space, all of which are provided on the Open Space & Amenity Plan. The applicant notes that a mandatory homeowners association (HOA) will be responsible for the maintenance of all HOA-owned lots, detention ponds, the amenity center, play area equipment not located in a public park, private HOA trails, entryway features, screening devices, master developer-provided canopy trees, and the landscaping at the entryway and on HOA lots.

For the single-family tract, the applicant notes three single-family lot types (Types 1, 2, and 3), with the following development standards:

	Type 1	Type 2	Type 3
Min. Lot Width	50'	60'	70'
Min. Lot Area (sq. ft.)	6,000	7,200	8,400
Min. Lot Depth	110'	110'	110'
Min. Front Yard Setback	25'	25'	25'
Min. Rear Yard Setback	15'	15'	15'
Min. Side Yard Setback	5'	5'	5'
Min. Exterior Side Yard Setback	15'	15'	15'

Min. Dwelling Area (sq. ft.)	1,800	2,200	2,400
Max. Lot Coverage	55%	55%	55%
Max. Height	35'	35'	35'

Note: The location of lot types shall be in accordance with the Development Plan

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage

Note: Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above

Note: Outdoor living areas shall have a minimum rear setback of 10' whether or not the area is covered by a roof which is integrated into the house.

Note: The minimum front yard setback may be reduced to 20' for homes with J-swing garages

Note: The minimum dwelling area on at least 30% of homes on Type 1 lots shall be 2,000 square feet

The applicant notes that homes constructed within the development shall comply with the architectural standards specified in Section 4600 of the Zoning Ordinance except for the following:

A. Swing Garages: A minimum of 20% of the total number of lots within the Birdsong community shall contain a J-swing, side entry oriented (door facing a side street), or non-front entry (access to garage is from a drive interior to the lot) garage. J-swing garages shall not be required for Type 1 lots.

B. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be located closer than the primary façade of the home. Additionally, if a garage door faces the street, it may be located at the 20' front yard setback line. Garage doors shall be constructed of a composite material to have the appearance of wood.

C. Canopy Trees: On all single-family lots, a minimum of two 3" caliper canopy trees shall be provided for each home, one of which may be located in the backyard.

The lot mix in the development will be 202 Type 1 lots (37% of the lots), 258 Type 2 lots (48% of the lots), and a minimum of 80 Type 3 lots (15% of the lots).

The community design standards provide for a minimum 20' wide landscape buffer adjacent to Bedford Road. Berms and retaining walls may be constructed within the buffer. The buffer shall include a mix of canopy trees and ornamental trees. Canopy trees shall comprise at least 33% of all tree plantings in the buffer. Groundcover may also be planted within the buffer and includes but is not limited to shrubs, grasses, turf, mulched planter beds, and hardscape. A minimum 6'-8' wide concrete trail shall be provided within the buffer; its location shall be coordinated with any trail located within adjacent developments. The standards also specify the minimum standards for the different types of landscaping to be met at the time of planting, as well as the standards as it relates to irrigation.

Standards are also specified as it relates to screening. The screening device along Bedford Road shall be a minimum 6' tall to maximum 8' tall masonry screening wall (constructed of brick or stone); where open spaces are adjacent to the road, ornamental metal or split-rail fencing shall be provided as shown on the Screening Plan. Where single family lots back to a collector street, they shall be screened by a 6' tall board-on-board cedar fence with metal poles and the fence rails facing the inside of the lot. The fencing shall be stained to a uniform color and maintained by the HOA. The fence shall also incorporate masonry columns, spaced approximately every 100', into the design.

The location of the columns shall correspond to the intersection of a side lot line with the fencing. Where single-family lots side to the collector street or where open spaces are adjacent to the collector street, ornamental metal or split-rail fencing shall be provided as shown on the Screening Plan.

The neighborhood entry features shall correspond to the general design indicated in the Enhanced Entryway Plan and entry features and community signage may be lighted.

Development Plan

The Development Plan shows the expected lot mix as noted in the PD Standards. The three lot types will generally be interspersed throughout the development, however the western and southern portions of the development will primarily consist of Types 1 and 2 and the northern and eastern portions of the development will primarily consist of Types 2 and 3. The neighborhood will be developed in four phases, with Phases 1, 2, 3, and 4 expected to be completed in the 2nd Quarters of 2020, 2022, 2024, and 2026, respectively. The applicant has included a table showing the breakdown of the lot types in each phase and how many lots will be part of each phase. A gas pipeline easement travels through the western portion of the development and will separate Phases 1-3 from Phase 4. In addition, the applicant has provided typical lot details that illustrate how the homes are expected to be laid out on each lot type and how the different setbacks noted in the PD standards will be applied.

Street Plan

The Street Plan shows two access points into the development from Bedford Road. While not specified on the Street Plan, Bedford Road, once absorbed into the new alignment of FM 157 by TXDOT, will likely be improved to a six-lane divided highway with at least 120' of right-of-way (R.O.W.) and classified by the City as a principal arterial (as noted in the City's Thoroughfare Plan). The roads leading into the development from Bedford Road will be classified as local collectors with a 60' R.O.W. and will be connected to each other by an east-west street in the center of the development that will also be classified as a local collector with a 60' R.O.W. The east-west collector street in the center of the development will run adjacent to the proposed public park and amenity center. The easternmost road connecting to Bedford Road will be classified as a divided entryway with two 24' travel lanes; this will serve as the development's primary entrance and will feature the primary enhanced entryway features. The applicant also notes a future road along the property's northern boundary that will be built by others and classified as a major collector with a 70' R.O.W. A potential road along the western boundary of the development (as shown on the City's Thoroughfare Plan) has not been shown on the development's Street Plan. The applicant has provided cross-sections for the different road classifications (a local residential street with a 50' R.O.W., a local collector with a 60' R.O.W., and the divided entryway with a 90' R.O.W.).

Open Space & Amenity Plan

The applicant is proposing a 5± acre public park and 1.6± acre private amenity center in the center of the development and approximately 19.15± acres of common areas/open space interspersed throughout the rest of the development, for a total of 25.75± acres of open space. The public park is slated to include a playground and open play field, the private amenity center will feature a swimming pool, the detention pond near the enhanced entryway will include an aerator, and trails will also feature throughout the development as shown on the Trail Plan.

Screening Plan

As indicated on the Screening Plan, the lots backing up to Bedford Road will be screened by a 6' masonry screening wall with masonry columns, while the lots adjacent to the collector road along the northern boundary of the property will be screened by a 6' wood fence with masonry columns (spaced according to the PD standards). The open space areas adjacent to Bedford Road and the northern collector road will be screened by an ornamental metal fence or split-rail fence. The applicant has also provided representative photos showing the different proposed screening devices.

Trail Plan

The Trail Plan shows several trails identified as "Birdsong Community Trails" along the neighborhood collector roads and connecting to and through various open space areas to serve the different parts of the development. The community trail system will also connect to an off-street trail to be built per City requirements. In conversations the applicant has had with staff, this off-street trail will likely be dedicated as a public trail that will become part of the City's trail system, although this has not been clearly indicated on the Trail Plan. The applicant notes that trails located within easements are subject to approval of the grantee (i.e. the trail that runs through the pipeline easement). The applicant has not specified the standards (width, paving materials, etc.) for any of the trails.

Enhanced Entryway Plan

The Enhanced Entryway Plan provides for both a primary enhanced entrance and a secondary enhanced entrance.

The primary enhanced entrance will be located where the easternmost neighborhood collector road intersects Bedford Road. This entrance will include the five required elements as noted in Section 4600.D.18 of the Zoning Ordinance: a boulevard section with median, enhanced pavers, decorative street lighting, enhanced architectural features, and enhanced fencing and landscaping features. The 6' masonry screening wall to the west will transition to a parapet wall with fencing, which leads to a decorative gateway entrance for pedestrians. A decorative parapet wall with fencing and stone columns will be provided in a landscaped median in the boulevard. The decorative parapet wall with fencing and stone column will repeat on the east side of the road and will transition into a stone archway into the proposed detention pond. The detention pond will include an aerator. An ornamental metal fence or split-rail fence will travel from the decorative parapet wall along the east side of the entrance road and curve to the south and east, separating the detention pond from the enhanced landscaping. The enhanced landscaping will include a mix of larger shrubs, ornamental shrubs, flowering ornamental trees, ornamental grass, groundcover, and annual color. The primary median of the boulevard section will include two canopy trees, additional landscaping, and the primary entry sign. Vehicular pavers will be located in both the ingress and egress sections of the boulevard. Two decorative lights that meet City specifications will be located on either side of the boulevard.

The secondary enhanced entrance will be located where the westernmost neighborhood collector road intersects Bedford Road. This entrance will include a secondary sign, as well as a decorative parapet wall, three magnolia trees, ornamental shrubs, groundcover, and annual color. All of the elements will be located in the open space lot on the west side of the road.

The applicant has provided representative photos showing the proposed elements. Representative photos indicating the possible design of the amenity center building, pond fountain, and

neighborhood park elements have also been provided.

Parks Department Comments

The Parks Department will continue to work with the applicant with regard to the dedication of the public park and trails, and the development of the dedicated park and trails amenities, in compliance with the Park Land Dedication and Development Ordinance. The concept plan and letter was presented at the Mansfield Park Facilities Development Corporation (MPFDC) meeting for consideration on October 18, 2018.

Summary

The development is intended to provide a diverse and multi-generational community with different lot types to meet different needs, as well as several community features, including open space and neighborhood amenities, enhanced entryway features, and landscaping and screening elements. The development has a unique identity and distinct standards that will complement the M3 Ranch and Somerset developments to the north and east. The City's Land Use Plan encourages single-family residential development in this area and the proposed density aligns with the 3 units per acre that is encouraged here. The Land Use Plan also notes that the amount of industrial zoning in place for this area may have been above and beyond what the market could support.

Staff notes that the Development Plan could be subject to change dependent on the gas line operator consenting to the trail and street crossings of the easement as proposed, the ultimate right-of-way alignment of FM 157/Bedford Road and the approval of access points by TXDOT, the agreement reached between the applicant and the MPFDC regarding the dedication and development of public parks and trails, and completion of the proposed roadway improvements in M3 Ranch to the north.

The City Council held a public hearing and second reading on November 26, 2018 and voted 5-2 (Broseh and Leyman voting nay) to approve with the following conditions: the PD standards are revised to specify that all perimeter fencing will be HOA-maintained; the PD standards are revised to allow lots with J-swing garages to have 20' minimum front yard setbacks; the PD standards are revised to specify that 20% of the total lots in the development are J-swing garages; and the Development Plan and other exhibits are revised to provide for more curvilinear streets in the western portion (Phase 4) of the development.

Furthermore, there was discussion about minimum side yard setbacks, the number of 50' and 60' lots in this development as it relates to the number of already-approved lots of this size in the City, a request by some members of Council to ensure the fencing along the northern boundary of the property matches the fencing in M3 Ranch, a request to increase the minimum home sizes on some of the Type 1 lots to 2,000 sq. ft., and a request for a density comparison between this development and M3 Ranch and Somerset. The councilmembers who did not support the request noted that their opposition was primarily due to either the number of 50'-wide and 60'-wide lots and the 5' minimum side yard setbacks that are proposed (instead of 5' & 10'). The applicant noted that adjusting the development to provide for larger lots and/or increased side yard setbacks would significantly reduce the lot count in the development and not make the development feasible. The applicant also noted that they would not be requesting financial assistance from the City with the exception of impact fee reimbursement in exchange for any oversizing of utility lines.

The applicant has submitted revised plans that address all of the conditions of approval. As a result of Council's preference for more curvilinear streets, slight adjustments were made to the open space acreage and to the lot mix. In addition, the applicant has submitted the requested density comparison, added a note to the PD standards that 30% of the homes on Type 1 lots shall have a minimum residential floor area of 2,000 sq. ft., and has clarified that the proposed fencing along the northern boundary exceeds the quality that is proposed for M3 Ranch and requests the proposed higher-quality fencing (with masonry columns) be allowed to remain in the plans unless otherwise required by Council.

In addition to revising Exhibits B - D, the applicant has submitted a letter summarizing the changes they have made to the plans.

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