



Legislation Text

File #: 19-3279, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Age-Restricted Single-Family Residential Uses on Approximately 33.495 Acres out of the S. Mitchell Survey, City of Mansfield, Abstract No. 593, Johnson County, TX and Abstract No. 1024, Tarrant County, TX, Located at the Northeast Corner of Mitchell and Mathis Roads; John Delin of Integrity Group, LLC, on Behalf of James Cornelius of Sowell Reserve Associates, L.P. and Bill Bryant (ZC#19-006)

To consider the subject zoning change request

The Planning & Zoning Commission held a public hearing on September 3, 2019, and voted 6-0 (Smithee absent) to recommend approval with the condition that the Engineering-related staff comments be addressed, that staff and the applicant continue to discuss different perimeter screening options, and that the Shack be at least 30% masonry. During the meeting, there was discussion about perimeter screening, the design and intended use of The Shack, density, similarity to Ladera Mansfield (on Debbie Lane), demand for this product, spacing between units, garage door design, screened-in patios and fencing around residential patios, accessory buildings, entrance lighting, and the unit breakdown being subject to change.

In regards to the perimeter screening along Rendon and River Birch, the applicant stated that their preference had been to go with a Simtek wall (which they find to be more durable) instead of a wood fence, but that staff encouraged the applicant provide a wood fence (with masonry columns along River Birch) to better match the design standards of The Reserve and that a masonry wall along these streets would be way out of budget. "The Shack" is intended to accommodate crafts, games, cookouts, etc. and is intended to have a relaxed, rustic design to match the use and feel of the amenity. The development will be similar to Ladera Mansfield, but this development will have a few more amenities and will not have any duplexes. In regards to demand for this product, the applicant explained that Ladera Mansfield is almost built-out and that they expect this development to be built out within three years and that there is already demand and interest from people wanting to live in this development. In regards to garage door features (like windows in the garage doors), screened-in patios, and fencing around the patios, the applicant likes to provide different options for each homeowner. The applicant also stated that residential accessory buildings for each homeowner aren't allowed and that the accessory structures noted in the text refer to the amenity centers. While the applicant has requested to provide enhanced landscape lighting at the entrance instead of the typical enhanced street lights, the applicant believes the entrance lighting will still be adequate and the typical street lighting requirements throughout the rest of the development will also be adhered to. The applicant explained that the unit breakdown being subject to change is to allow flexibility based on demand but that the total number of units, density, and all of the other PD regulations would not change.

The applicant has provided revised plans that address all of the outstanding Engineering comments. After further discussion with staff, while the applicant still prefers a Simtek wall, they have retained the wood fencing along Rendon Place and wood fencing with masonry columns along River Birch; in addition, the applicant has provided for ornamental fencing sections in the masonry walls along Mitchell and Mathis Roads to allow for a more open design. As it relates to masonry requirements for the Activity Center and The Shack, the applicant has specified that the Activity Center shall be 80% masonry, but that if the Craftsman/Farmhouse style is used, the buildings may be up to 100% cementitious fiberboard lap siding. In addition, the applicant has removed Rendon Place from the plan and has moved the secondary access point to Mathis Road; Rendon Place will be constructed by the developer of The View at the Reserve. The number of units has also been increased from

159 to 160 with the relocation of the secondary access point.

The subject property consists of 33.495 acres on the east side of Mitchell Road and the north side of Mathis Road. 27.785 acres is vacant land and was previously approved for Phase II of the View at the Reserve; Phase II included 82 single-family residential lots. The balance of the detailed site plan for the View at the Reserve is also in the process of being re-worked. The remaining 5.71 acres of the subject property consists of a small farm and residence under separate ownership.

The applicant is requesting to re-zone the subject property from PD Planned Development District for single-family residential uses to PD Planned Development District for age-restricted single-family residential uses.

Development Plan and Standards

The applicant plans to develop a 160-unit age-restricted single-family residential neighborhood called Ladera at the Reserve. The dwelling units will not be platted into individual residential lots and will remain as one lot with condominium-style individual ownership of the individual dwelling units. The established setbacks will be measured as distances between buildings and from the private streets. The applicant is proposing the following development standards:

Front Setback: 20' minimum

Side Setback: 6' minimum between units

Rear Setback: 20' minimum between units

Min. Dwelling Size: 1,400 sq. ft. (defined as air-conditioned space)

Max. Height: 2 stories/35'

Max. Lot Coverage: 65% (based on total building coverage for the entire 33.495-acre site, excluding accessory uses)

Density: 4.80 dwelling units per acre

Total Number of Dwelling Units by Type*:

Unit 1 (44.5' x 80'): 33

Unit 2 (42' x 77'): 60

Unit 3 (42' x 70'): 38

Unit 4 (53' x 57'): 20

Unit 5 (64' x 50'): 9

Total Units: 160

*Note: Unit breakdown subject to change based on homeowner preference

The applicant notes that the dwelling units and activity center shall generally be constructed in accordance with the building elevations shown in Exhibit E. The development will comply with Section 4600 of the Zoning Ordinance, with the following deviations:

4600.A.4: Facades with large expanses of uninterrupted, exterior materials

4600.D.8: The majority minimum roof pitch shall be 10:12 with a back pitch minimum of 5:12

4600.D.13: The various floor plans shall comply with Exhibit F

4600.D.14: J-swing garages are not required

4600.D.15: Not applicable since the property is not being subdivided into individual lots

4600.D.16: The minimum depth of front porches shall be five (5) feet

4600.D.17: The minimum front yard setback and garage setback shall be twenty (20) feet

4600.D.18: The enhanced entryway shall be consistent with the detail shown in Exhibit D

In addition, residential buildings and the "Activity Center" shall be eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity Center or Shack use the craftsman/farmhouse style, in which they may have up to one hundred (100) percent cementitious fiberboard

lap siding.

Access and Circulation

The community will be gated and served by a private street network. The primary access point will be on the north end of the property off River Birch Drive, a new east-west thoroughfare that will connect to Mitchell Road and also serve the balance of the View at the Reserve development. A secondary access point will be located in the southwest corner of the development off Mathis Road and will be for residents and emergency personnel only.

Amenities

The development will include several amenities, including an “Activity Center” building, swimming pool, and pickle ball courts near the entrance to the development, as well as a secondary activity center called “The Shack” in the southeast portion of the development, and a putting green in the southwest portion of the development. All three amenities will have off-street parking. The central portion of the development will include ponds with walking trails, and there will also be internal sidewalks along the streets as well as a perimeter trail around the development.

Phasing Plan

The applicant has provided a Phasing Plan for the development. Phase I will encompass the northeastern portion of the development and will include 89 units, as well as the main entrance, the “Activity Center”, “The Shack”, and the central ponds and trails. Phase II consists of the southwestern portion of the development and will include 71 units as well as the putting green.

Landscaping and Screening

The applicant has provided a Landscape Plan showing the overall landscaping to be provided throughout the development, as well as tables noting how they are meeting the requirements, and details for each planting and screening device. Along Mitchell and Mathis Roads, the applicant will provide a 6’ masonry screening wall with sections of ornamental fence openings, as well as clusters of canopy and ornamental trees; all of the clusters of trees will be located on the inside of the walls adjacent to the walking trail and the rear of the residences. Along River Birch Drive, the applicant will provide a 6’ board-on-board fence with masonry columns and clusters of canopy and ornamental trees located both inside and outside of the wall. Along Rendon Place, the applicant will provide a 6’ board-on-board fence with clusters of canopy and ornamental trees on the inside of the fence (adjacent to the walking trail and the residences). Clusters of trees will be planted in the interior blocks in between residences and adjacent to the ponds and interior walking trails. In addition, nearly all of the residences will include a builder’s tree in the front yard. The landscaping details around the “Activity Center” and “The Shack” will be provided with construction plans for those buildings.

Enhanced Entryway Plan

The enhanced entrance into the development deviates from the typical requirements in that it only includes three of the five required elements and they do not match on both sides. A divided boulevard section is included, however enhanced pavers and decorative street lighting are not. In lieu of enhanced architectural elements on both sides, the developer will provide an entrance monument elevation with boulders, water feature, and signage on one side, with a curved accent wall on the other side. In lieu of decorative street lighting, the developer will include more enhanced lighting for the landscaping features. The proposed entryway landscaping is abundant and includes a mix of ornamental and canopy trees, shrubs, grasses, and seasonal color, as well as boulders. At the entrance, the masonry walls will transition to an ornamental fence with masonry columns, and the entrance will include swing gates.

Furthermore, at the corners of Mitchell & River Birch and Mathis & Rendon, there are plans for enhanced entrances by the developer of the View at the Reserve and the applicant has included the renderings for these entry features in the plans.

Elevations and Floor Plans

The applicant has provided front building elevations and floor plans for 11 models, with anywhere from 1 to 8 variations of each model (most models have 3-5 variations). The provided elevations include a mix of brick and stone construction and are predominantly single-story.

Summary

The subject property is located in the Southpointe Expansion sub-district of The Reserve. The development standards for this sub-district call for the continued expansion of Southpointe development regulations in this area, which include a mix of single-family residential products, which were included in the View at Reserve detailed site plan that had previously been approved for this property. While the proposed density of 4.80 dwelling units per acre exceeds the 2.95 units per acre that had originally been proposed here as part of Phase II of the View at the Reserve, the proposed Ladera at the Reserve development will still include single-family residential uses that will complement the surrounding uses. Age-restricted uses also create less strain on the school system and the private gated arrangement will create less strain on public infrastructure. In addition, the development will help fulfill demand for low-maintenance, age-restricted, single-family living, and further diversify the range of products in this area, which is healthy for creating balanced neighborhoods. The development will include a variety of building elevations and floor plans, abundant neighborhood amenities, and significant landscaping and adequate screening.

Second Reading

The City Council held a public hearing and first reading on September 23, 2019 and voted 7-0 to approve with the condition that the minimum dwelling size be increased from 1,400 sq. ft. to 1,500 sq. ft. The applicant has submitted revised development regulations with this change included. In addition, there was discussion about perimeter screening, including screening on the other side of River Birch Drive (in the View at the Reserve) and staff's preference that the screening match on both sides, a proposal by the developer for a hardi board option, and a request by one of the councilmembers for a mow strip for the wood fence along Rendon Place with masonry columns added. After discussion with staff and consultation with the developer of the View at the Reserve, the applicant has submitted revised plans showing a wood fence with masonry columns (with max. spacing of 50') along River Birch to match the View at the Reserve; no changes have been made to the screening along Rendon Place. In addition, the developer of the View at the Reserve has submitted a letter agreeing to match the screening on the other side of River Birch. There was also discussion about the planned mix of unit sizes, lighting, and the age restriction.

Third Reading

The City Council held a public hearing and second reading on October 14, 2019 and voted 7-0 to approve with the condition that the column spacing on River Birch be changed to 48' to match the maximum column spacing proposed for the other side of River Birch in the View at the Reserve. The applicant has updated their plans to address this condition and has also revised their plans to show a revised configuration of Rendon Place as it intersects Mathis Road; the new configuration encroaches into Ladera's property in order to match the other side of Rendon at Mathis (in South Pointe) and what is being proposed by The View at the Reserve; the configuration has also been modified for a shorter median on Rendon so that the Ladera development does not lose any home sites. The new configuration has been reviewed and approved by staff.

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