



Legislation Text

File #: 20-3572, **Version:** 1

Review and Consideration of a Detailed Site Plan for Active Adult Living (Senior Apartments) on 6.36 acres of the S.S. Callander Survey located at FM 157, North of House Road; Joe Lehman of Kimley-Horn & Associates on behalf of Graystar (DS#20-002)

To review and consider the subject Detailed Site Plan

Staff recommends approval.

The subject property consists of approximately 6.35 acres located on FM 157, north of House Road in the Watson Branch Development, a PD that was approved in 2019. Per the approved PD for the combined multi-family and single-family, this lot requires Detailed Site Plan review and approval. The applicant is requesting to build two buildings. One will be over 8,000 sq. ft. for an amenity center. The other building is a 190 unit, 4 story, apartments.

Site Plan

Access to the lot will be provided by several access points: A new spine road, opposite Russel Lane on 157 will be constructed through the development. This will be a signalized intersection and the primary route to the development. There is a right-in/right-out driveway north of the spine road intersection. There are three drives off the spine road. The community is gated. The multi-family will be served by 237 parking stalls, which slightly exceeds the parking requirement of 1 parking stall per every 1.2 units for the active adult living established by the PD. The parking stalls are dispersed around the buildings. In the middle of the buildings, behind the amenity center is the pool and seating area.

Elevations

The elevations of the apartment buildings include two types of brick, stone and fiber cement cladding. All elevations include building façade recesses and projections and variations in wall height. A trash enclosure that will be compliant with the architectural and screening requirements of the Zoning Ordinance will be provided northeast of the apartment building.

Landscape Plan

The Landscape Plan shows heavy landscaping along FM 157 with both trees and shrubs. The perimeter of the building will also include foundation plantings, the trash enclosure will be screened by shrubs, and trees will also be planted in the parking areas. Heavy landscaping will be provided in the 4-way intersection along the spine road while still meeting visibility requirements.

Sign Plan

Signage will comply with the PD ordinance. This property will include a monument sign in front of the amenity/leasing center and blade signage on the multi-family building.

Staff recommends approval.

Lisa Sudbury, AICP
Assistant Director of Planning
817-276-4227

