



Legislation Text

File #: 21-4277, **Version:** 1

ZC#21-010: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 55.899 acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner)

Future Land Use designation: Sub-Area 4

Existing Use: Vacant land

Existing Zoning: PR, Pre-Development District

Surrounding Land Use & Zoning:

North - Vacant land (PR) and single-family residential (under construction) (PD)

South - Bedford Rd.; vacant land (Mansfield ETJ) across the street

East - Single-family residential (under construction), PD

West - Howell Dr.; vacant land and single-family residential (Mansfield ETJ) across the street

Thoroughfare Plan Specification:

Future realigned FM 157/Lone Star Pkwy. - principal arterial (six-lane divided)

Bedford Rd. - minor collector (three-lane undivided)

Howell Dr. - minor collector (three-lane undivided)

Comments and Considerations

The subject property consists of 55.899 acres of vacant land. The applicant is requesting to rezone the property from PR Pre-Development District to PD Planned Development District for single-family residential uses.

Development Plan and Regulations

The applicant plans to develop a single-family residential development called Birdsong West with 193 residential lots and 8 open space lots. The development will serve as an extension of the larger Birdsong development to the east and will largely include the same lot types and development standards, with the notable exception being that the lots in Birdsong West will have a 10' greater minimum lot depth. Birdsong West will be divided into two phases. Phase 1 (the eastern portion of the development) will include 106 residential lots, the enhanced entryway, a large open space lot with recreational amenities, and open space features along future FM 157. Phase 2 (the western portion of the development) will include 87 residential lots, the secondary entryway, a detention area, and open space features along Bedford Road and Howell Drive. The development will include three lot types, which will be intermingled and distributed throughout the site as shown on the Development Plan, with different lot types within each block. The composition of lot types within the development will be 34% Type 1, 40% Type 2, and 26% Type 3. Details showing typical lot dimensions and setbacks for each lot type have been provided. The development will have a gross density of 3.45 dwelling units per acre and will have the following minimum standards:

	Type 1	Type 2	Type 3
Minimum Lot Area:	6,000 sq. ft.	7,200 sq. ft.	8,400 sq. ft.
Minimum Lot Width:	50'	60'	70'
Minimum Lot Depth:	120'	120'	120'
Minimum Front Yard:	25'	25'	25'
Minimum Rear Yard:	15'	15'	15'
Min. Interior Side Yard:	5'	5'	5'
Min. Exterior Side Yard:	15'	15'	15'
Minimum Floor Area:	1,800 sq. ft.	2,200 sq. ft.	2,400 sq. ft.
Maximum Lot Coverage:	55%	55%	55%
Maximum Height:	35'	35'	35'

*SF-4.5 shall have a minimum 15' front yard setback, but no greater than 20'.

**A 20' setback is required for lots that back up to the side property line of another lot and a 15' setback is required for lots that back up to the rear of another lot.

***Up to one third of the SF-4.5 lots shall be allowed to have a reduced minimum floor area of 1,600 sq. ft.

Notes:

1. Location of Lot Type shall be in accordance with the Development Plan.
2. Lots on a cul-de-sac, bulb, or elbow may be up to 10' narrower as long as the lot area exceeds the minimum lot area.
3. Lots on a cul-de-sac, bulb, or elbow may be up to 10' shallower as long as the lot area exceeds the minimum lot area.
4. Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type specified above.
5. 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.
6. The minimum front yard setback may be reduced to 20' for homes with J-swing garages.
7. The minimum dwelling area on at least 30% of homes on Type 1 lots shall be 2,000 sq. ft.

Architectural and Community Design Standards

The architecture and community design standards will adhere to the City's Code of Ordinances, except as noted in the architectural and community design standards for this proposed development. These provisions include the allowance of side-entry garages and garages served by an interior drive to count towards the J-swing requirement and to not require J-swing garages on Type 1 lots. In addition, garages facing a public street shall not be closer than the primary façade of the home and shall include a composite material designed to look like wood. All homes shall be at least 80% masonry materials and all roofs shall include three-dimensional architectural shingles. In addition, as an enhancement above and beyond the original Birdsong development, at least 20% of homes shall include front porches and shall meet the minimum requirements specified in the development regulations.

Each single-family lot will include two (2) 3"-caliper canopy trees, one of which may be located in the back yard.

Access and Circulation

The development will be served by two main access points. The primary enhanced entryway will be off Bedford Road/future Lone Star Road (FM 157) and will be provided with Phase 1. A secondary entryway from Howell Drive will be provided with Phase 2. Two access points to the north and west will provide cross-access to the original Birdsong development; these access points will be constructed with Phase 1. In addition, right-of-way will be dedicated along future FM 157/Lone Star, Bedford Road, and Howell Drive to accommodate future expansion and improvements. When FM 157 is realigned, it is anticipated that the remaining portion of Bedford Road between the main entrance to the development and Howell Drive will be abandoned, with Howell Drive extending south to the newly-aligned FM 157.

Enhanced Entryway Plan

An Enhanced Entryway Plan has been provided, showing the enhanced entryway features planned for the entrances into the development. The primary entrance will be provided off Bedford Road/FM 157 and will include a divided boulevard section, enhanced pavers, decorative lights, entry signage, and enhanced landscaping. The secondary entrance off Howell Drive will include a smaller entry sign with stone columns, flush with the masonry screening wall, as well as some enhanced landscaping in front of the sign.

Open Space, Screening, and Amenities

An Open Space, Trail, and Screening Plan has been provided for the development and minimum standards for each element have also been outlined in the Development Standards. Along future FM 157, Bedford Road, and Howell Drive, the developer will provide a 6'-tall masonry screening wall to screen the residential lots from the roads. Where open space lots are adjacent to the road, ornamental metal or split-rail fencing shall be provided. In addition, at the main entry points, the lots siding the entryways will be screened by a 6'-tall wood fence with masonry columns. In front of the masonry screening walls along future FM 157, Bedford Road, and Howell Drive, a 20' landscape buffer and a minimum 6'-wide meandering trail will be provided. The applicant has indicated that the gas pipeline operator has provided verbal consent for the trail configuration across their easement. However, the pipeline operator does not consent to landscaping in their easement. As such, only the portions of the landscape buffer north of the secondary entryway on Howell and the portion of the buffer east of the primary entryway on Bedford/future FM 157 will include landscaping. Landscaping will consist of a mix of canopy trees and ornamental trees, with canopy trees comprising at least 33% of the plantings. In addition, in lieu of landscaping not being provided in the portion of the buffers located in the pipeline easements, the detention area at the southwest corner of the development will be enhanced with landscaping along the perimeter, particularly facing Bedford and Howell. Existing trees along the north boundary of the development and along a portion of Howell Drive are planned to be preserved. To provide amenities for the neighborhood residents, the 4.38-acre open space lot at the northeast corner of the development will include a playground and pavilion area.

Building Elevations

The applicant has provided conceptual elevations for the proposed homes, which show a traditional masonry construction (with a mix of brick and stone), abundant articulation, and pitched roofs. Some of the homes include porches and J-swing garages to illustrate how those requirements will be accommodated. The style of architecture is fairly common to Mansfield. A note has been provided indicating that the images are representative products to illustrate general architectural design intent.

The proposed development will provide for the expansion of the Birdsong single-family residential development, generally following the same standards for the original development, with some

improvements, including greater lot depth, minimum percentage of homes with front porches, and other architectural and community design elements that generally meet or exceed the City's minimum requirements. The different lot types will be distributed throughout the community and intermingled within blocks to create a true community with a diversity of products. In addition, the enhanced entryway features, screening, preservation of trees, landscape buffers, trails, playground, and pavilion area will add value to the development and provide for the necessary landscaping, screening, and amenities for neighborhood residents.

Staff recommends approval with the following conditions:

1. At the time of platting, the applicant shall provide documentation from the gas pipeline operator indicating general acceptance of the street crossings and meandering trails as shown.
2. If the developer is seeking credit for any proposed park land dedication or park facilities or trail improvements associated with this development, they will need to be reviewed by the Senior Park Planner and Director of Parks & Recreation and approved by the Mansfield Park Facilities Development Corporation. All proposed facilities receiving credit will need to be constructed to City Park standards.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Development Standards

Exhibit C - Development Plan

Exhibit D - Open Space, Trail, and Screening Plan

Exhibit E - Enhanced Entryway Plan

Exhibit F - Building Elevations