

STAFF REPORT

Case Number: 16-ZA-07
Request: Amendments to Planned Development No. 99
Lot Size: Approximately 267 acres
Petitioner: Centurion American (CADG Mercer Crossing Holdings LLC)

Existing Conditions

Planned Development No. 99 (PD-99) established a new master planned community containing residential, retail and entertainment land uses. This new master planned community contains approximately 267 acres and extends westward from Mercer Crossing Lake to the Valwood Improvement levee system west of Mercer Parkway. PD-99 was originally approved by the City on March 15th, 2016 with the adoption of Ordinance No. 3359.

Since the approval of Ordinance No. 3359 the City and the developer of the new Mercer Crossing community, Centurion American, have been working closely together to refine the conceptual development ideas illustrated in this original document into a more comprehensive and detailed master plan. During this period of refinement, a few amendments to the original PD ordinance have been identified. This report outlines these proposed amendments.

Mercer Crossing Design Guidelines (Pattern Book)

After the approval of PD-99, both the City and Centurion American agreed that a more comprehensive architectural design guidebook would be needed in order to keep the overall design integrity of the large 267 acre master planned community intact. In response to this need Centurion American developed a comprehensive set of Mercer Crossing Design Guidelines outlining the basic theme and character of the new community. This advisory design document, or Pattern Book, includes design advice regarding such items as, building architectural style (commercial and residential), street design, open space and parks design, trails, streetscape improvements, sign typology and standards, and wall materials and treatments. (see Mercer Crossing Pattern Book)

Centurion American has selected the architectural theme of “Texas Tudor” for the Mercer Crossing community. This unique style is a combination of key English Tudor building elements (such as field stone, large wooden timbers, and steep multi-gabled roof lines), with contemporary Texas style elements like brick and stone exteriors, metal roofs, large porches and oversized windows. Texas Tudor weaves these two vernacular styles into a unified look for both the residential and commercial subdistricts within Mercer Crossing. This comprehensive Pattern Book gives all potential builders and property owners guidance on how to integrate their specific project into the Mercer Crossing community.

With the completion of the Mercer Crossing Design Guidelines, both the City and Centurion American recommend official inclusion of the entire document as important amendment to PD-99.

The Proposed CFISD School Site- Verwood Neighborhood

Like most Planned Developments, PD-99 included a series of exhibits known as the Conceptual Site Plan. The Conceptual Site Plan for PD-99 outlined such elements as the general land uses, street network, Parks/Open Space/Trails for the new community. Within the Conceptual Site Plan a future site for a new CFBISD elementary school was identified west of Luna Road. As development of the residential neighborhoods was refined, this proposed 8.6 acre site was to be offered to the CFBISD by Centurion American at a reasonable market price. As the City considered the future developmental direction for the West Side, the CFBISD had expressed a potential need for an additional elementary school in this general area if significant single family development was ever pursued. With the creation of PD-99, and the approximate 607 planned single family homes and 1,750 multi-family dwelling units, Centurion American agreed to designate this potential school site on the Conceptual Site Plan. After thorough review of PD-99 and numerous meetings with the developer and the City, the CFBISD determined that a new elementary school was not needed in the Mercer Crossing area, and has declined the opportunity to purchase the proposed school site shown on the PD-99 Conceptual Site Plan. The placement of a potential new school was a major design element for the proposed PD-99 residential neighborhoods located west of Luna Road. With the CFBISD decision to not purchase the site, Centurion American proposed a new design for this 8.6 acre parcel and the residential neighborhood surrounding it (to be known as Verwood). This new proposed design includes 31 additional single family lots, all rear loaded driveways and containing at least 5,250 sf in area (generally 50' wide x 105' deep). In addition, a centrally located neighborhood park (containing approximately 1.3 acres) is proposed.

This is a significant change to the Conceptual Site Plan for PD-99 and requires several modifications to both the text and exhibits within Ordinance No, 3359. These exhibits include:

Appendix A- Development District Map

Appendix B- Development Subarea Map

Appendix C- Land Use Map

Appendix G- Parks, Open Space, Trails, and Other Recreation Facilities Map

Appendix H- Street Classification Map

Appendix J- Development Phasing Map

Amenity Center

Since the early discussions about the development of Mercer Crossing, Centurion American has always planned on building a high quality Amenity Center for all the residential neighborhoods to enjoy and share. During the early zoning stages, the location, size, and design of the future Amenity Center was left intentionally conceptual. The general location for the Amenity Center was identified along the southwestern shores of Mercer Crossing Lake, but not much else was defined. In order to provide the City future opportunity to review the design plans for this future owners to facility, it was listed in Ordinance 3359 as a land use requiring a Specific Use Permit (SUP).

However, as Centurion American began developing the first Mercer Crossing residential neighborhood immediately west of the lake (known as Brighton), the inclusion of the universal Amenity Center within the Brighton Detailed Site Plan was a natural fit. Therefore the complete design of the proposed Amenity Center (including the building, pool, parking, and other outdoor features) was included in that Detailed Site Plan.

With the design of this important recreational facility already approved within the Brighton neighborhood, City staff is now recommending the amendment to PD-99 changing the Amenity Center land use to a "Permitted Use".

In addition, Centurion American has agreed to add the construction of the Amenity Center to the list of required non-residential projects outlined in the Phasing of Development section of PD-99 described in Article VIII (F) and illustrated on Appendix J.

Gas Well Restrictions

When PD-99 was approved in March 2016, an approved Specific Use Permit for a potential natural gas well was located within the PD. This potential gas well site was located at 12651 Mercer Parkway, approximately 1,000 feet west of Luna Road. To protect future Mercer Crossing development, the potential gas well location was identified within PD-99 in Article II.B.6 and on Appendix D. Special development setbacks were shown on Appendix D, limiting where future commercial and residential development could be located in proximity to the gas well site.

In July of 2016, the SUP for a natural gas well located at 12651 Mercer Parkway was repealed by the City with Ordinance No. 3379. Since the threat of a future gas well site has been removed from PD-99, City staff is recommending amending Article II and Appendix D of PD-99 regarding future gas well activity.