

## STAFF REPORT

**Case Number:** 17-SP-04  
**Request:** Detailed Site Plan for Grand Estates, Mansions and Towers at Mercer Crossing  
**Address:** Mercer Parkway, approximately 1,300 feet east of Luna Road  
**Lot Size:** Approximately 31.83 Acres  
**Petitioner:** Western Rim Property Services

---

### Summary

**Site design:** *3 multifamily buildings; 4 stories in height*

**Units:** *1224 dwelling units (DU), one, two, three and four-bedroom units with an average of 1,190 square feet/DU*

**Parking:** *2,025 parking spaces, combination of structured parking and small surface parking lots, 1.65 parking spaces/DU*

**Landscape:** *50 % of the property consisting of community open spaces and parks, landscaped open spaces, 4,792 lf of new public access trails along Mercer Parkway and internal fire lanes*

### Existing Conditions:

In 2016 the City approved Planned Development No. 99 (PD-99). This PD 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. A Conceptual Site Plan was included within this new PD. This Conceptual Site Plan outlined the general land use areas and street network to be used for the new community. Within this Conceptual Plan a site for a new multifamily community was established. This Detailed Site Plan is for this new multifamily community. (See PD-99 Conceptual Site Plan & Location Map)

For this 31.83 acre property, the applicant, Western Rim Property Services has proposed to develop a multifamily residential community containing approximately 1,224 dwelling units. This development is proposed to be constructed in two phases.

The site is located approximately 1,300 feet east of Luna Road along future Mercer Parkway. The site is bordered to the west by Coventry, one of the six future single family detached neighborhoods. To the south of this site is the storm water drainage channel under the jurisdiction of Valwood Improvement Authority and Park West Office buildings and the LBJ

Freeway (I-635). To the east is future Commerce Street and to the north is the single family neighborhood known as Brighton and the newly expanded Mercer Crossing Lake. (See Aerial Map)

### **Site Design:**

The applicant, Western Rim Property Services, is proposing to create a new multifamily residential community comprised of 3 distinct projects, known as the “Grand Estates, Mansions and Towers at Mercer Crossing”. This development will be constructed in two phases. Phase One will include the Towers, the easternmost project, and Mansions, the middle community. Phase Two will include the Grand Estates, the westernmost development.

This multifamily community is composed of three communities containing 1,224 multifamily units. The general composition of units is proposed to be: 68.1% one bedroom, 22.4% two bedroom, 4.9 % three bedroom and 4.6% four bedroom apartments. The overall proposed density will be 38 DUs/Acre. All three buildings will be 4 stories in height. All three buildings will include an interior 6-level garage structures. Each community will have its own leasing office and clubhouse.

The Site Plan divides the property into three lots. New private streets with wide sidewalks/trails are proposed to wrap around the perimeter of the site. The buildings are placed to take advantage of the quick access to major trails and streets.

All proposed garages will have access from interior streets. The garages will be placed in the interior courtyards and will be surrounded by landscaped open spaces. The garages will be accessible to the building by covered walkways at the 1<sup>st</sup> and 3<sup>rd</sup> level. In addition to the covered walkways, two of the garages (Mansions and Towers) will be connected on one side to the main building. (See Overall Site Plan)

The applicant is proposing “Grand Estates, Mansions and Towers at Mercer Crossing” to be constructed in two phases.

- **Phase One** will consist of approximately 20.59 acres and two lots for the communities Towers and Mansions. Phase One will include 820 dwelling units.
  - **Towers**, the easternmost lot, at the corner of future Commerce Street and Mercer Parkway, consists of one building containing 147,602 sf of multifamily wrapped around 2 courtyards. One courtyard will contain the parking garage that will be connected to a passive courtyard. Another courtyard with a common pool area is provided for this building. The clubhouse and leasing office will be placed along Mercer Parkway. The Towers will contain 404 dwelling units as follows: 272 DU will be one bedroom units (67.2%), 92 DU will be two-bedroom units (22.8%), 20 DU will be three bedroom units (5%) and 20 DU will be four-bedroom units (5%). The units will be varying in area from 719 sf to 1,869 sf, averaging at 1,205 sf. (See Towers Site Plan)
  - **Mansions**, the middle lot, consists of one building wrapped around 3 courtyards. One courtyard will contain the parking garage that connects to a passive

courtyard. Another passive courtyard and a more active pool courtyard are also included in the Mansions development. The clubhouse and leasing office will be placed along the internal private street. The Mansions will contain 410 dwelling units as follows: 284 DU will be one bedroom units (69.2%), 86 DU will be two-bedroom units (21%), 20 DU will be three bedroom units (4.9%) and 20 DU will be four-bedroom units (4.9%). The units will be varying in area from 719 sf to 1,869 sf, averaging at 1,205 sf. (See Mansions Site Plan)

- **Phase Two** will consist of 11.24 acres on the westernmost lot, along Mercer Parkway.
  - **Grand Estates** consists of one building containing two large courtyards. One courtyard will contain the parking garage detached from the building and surrounded by a passive courtyard. Another pool courtyard is included with the Grand Estates development. The clubhouse and leasing office will be placed along the internal private street. Grand Estates will contain 410 dwelling units as follows: 278 DU will be one bedroom units (67.8%), 96 DU will be two-bedroom units (23.4%), 20 DU will be three bedroom units (4.9%) and 16 DU will be four-bedroom units (3.9%). The units will be varying in area from 719 sf to 1,869 sf, averaging at 1,160 sf. (See Grand Estates Site Plan)

The amenities proposed for the entire multifamily community will include elevators on each building, carpeted and air-conditioned corridors, 10 foot ceilings for all units, large swimming pools and fitness centers, outdoor kitchens and trellis shaded terraces and business centers in the clubhouses.

### **Elevations:**

The applicant is proposing different styles for each community. According to the applicant, the Grand Estates are designed with a more elegant architectural style, the Mansions are more of a resort style and the Towers are aiming towards a more contemporary style.

All exterior building façades will be at least 75% masonry product (brick). All buildings will a combination of two colors of brick and stucco. The architectural details and the color combination will be distinct for each development. All will loosely comply with the Texas Tudor style required for the entire PD-99.

The three communities will have different roof configurations as well for a more distinct look. The Towers will be fully flat roof configuration. The Mansions will be steeply pitched gabled roof, and the Grand Estates will be a combination of flat roof and pitched roof.

The clubhouses / information centers will span over the first two floors in each building and will be a typical storefront design.

All units will contain an outdoor patio or balcony. First floor units will contain private yards and patios. Most of the HVAC equipment will be placed on the roof and all HVAC units will be hidden from public view as much as possible. (See Elevations)

Estimated cost for this proposed development is \$155 million. The projected rent for the units will range from \$1,200 to \$2,500 per month.

## **Parking**

“Grand Estates, Mansions and Towers at Mercer Crossing” master community will incorporate both structured parking and surface parking. A total of 2,025 on-site parking spaces are provided within the community. This proposed ratio of 1.65 parking spaces/DU meets the requirements of PD-99. Approximately 97% of the proposed on-site parking is structured or enclosed parking (1971/2025 spaces).

The Towers, the easternmost lot, will be served by 679 parking spaces, 657 spaces will be included in the garage and 22 spaces will be surface parking in front of the leasing center / clubhouse, along Mercer Parkway. (See Towers Site Plan)

The Mansions, the middle lot, will be served by 673 parking spaces, 657 spaces will be included in the garage and 16 spaces will be surface parking in front of the leasing center / clubhouse, along the internal street. (See Mansions Site Plan)

The Grand Estates, the westernmost lot, will be served by 673 parking spaces, 657 spaces will be included in the garage and 16 spaces will be surface parking in front of the leasing center / clubhouse, along the internal street. (See Grand Estates Site Plan)

Special attention will be given to providing loading areas throughout the community for easy and convenient access to each of the proposed buildings. Special compactor or dumpster locations have also been designated throughout the community.

## **Landscaping**

In order to create an inviting outdoor environment throughout the proposed residential community, the approved Conceptual Landscape Plan for the entire PD-99 includes large landscaped open spaces, trails and adequate pedestrian walkways throughout the community. “Grand Estates, Mansions and Towers at Mercer Crossing” contributes to this intention of PD-99.

A 12 feet wide trail is proposed along the north side of Mercer Parkway. To the south side of this thoroughfare, the proposed Landscape Plan for “Grand Estates, Mansions and Towers at Mercer Crossing” is proposing an 8 feet wide sidewalk meandering through a series of small pocket parks that goes along the entire street frontage. On the south side of the property there is the Valwood Improvement Authority storm water drainage channel. The applicant is proposing to install an 8 feet wide trail along this water channel and a new bridge across the north arm of the channel to create better continuity between the Mansions and the Towers community. Eight feet wide trails are proposed along the westernmost and easternmost private streets that will loop the trail around the whole “Grand Estates, Mansions and Towers at Mercer Crossing” master

community. Overall, 4,792 linear feet of public trails are proposed to loop around “Grand Estates, Mansions and Towers at Mercer Crossing” community. (See Landscape Plan)

Approximately 50% of the site is proposed to be natural or landscaped open space. This includes the area along Mercer Parkway and along the water channels and the large interior courtyards. 16.01 acres of landscaped open spaces are proposed for this community. 6.5 acres will be interior courtyards.

Street trees will be planted along Mercer Parkway in addition to trees along internal streets, trails and future walkways. The applicant is proposing to install approximately 390 new trees throughout the site, a combination of Oak, Chinese Pistachio, Pecan, Lacebark Elm and Honey Locust trees. (See Landscape Plans)

The applicant proposes to install a network of private local streets throughout the entire community. These private streets will include street trees, urban style sidewalks and other urban streetscape elements and parallel parking in some locations.

All utilities will be placed underground.

### **Signage**

The applicant is proposing to add three monument signs for the “Grand Estates, Mansions and Towers at Mercer Crossing” master community along Mercer Parkway, one for each lot. The signs will be compatible in design with each building and will average 50 square feet in area. All proposed signage will be consistent with PD-99 and city requirements. (See Monument Sign Details)

### **Conclusion**

“Grand Estates, Mansions and Towers at Mercer Crossing” master community proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan described in Ordinance No. 3359.