



CITY OF
FARMERS BRANCH
TEXAS

Coventry Subdivision

CITY COUNCIL | MAY 21, 2024



Request Overview



Proposal to construct new fencing and gate along an existing sidewalk and common area.



Concerns from single-family residents regarding dog waste and apartment residents accessing the HOA common areas.



Common areas are currently platted as utility, drainage, and pedestrian access easements.



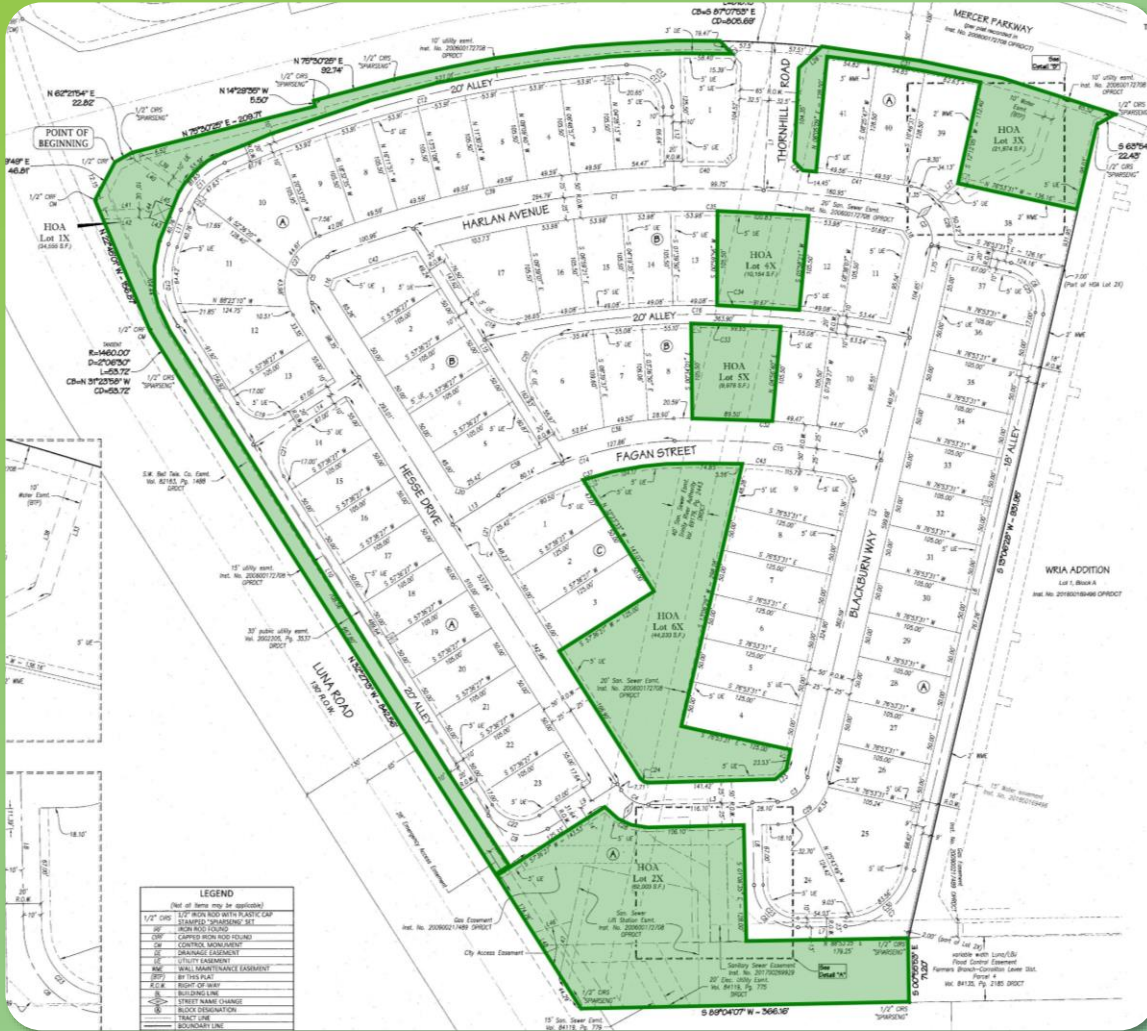
City consent is needed for any fence or gate constructed within an easement.





DART Bus Stops

Final Plat of Coventry Addition (2019)

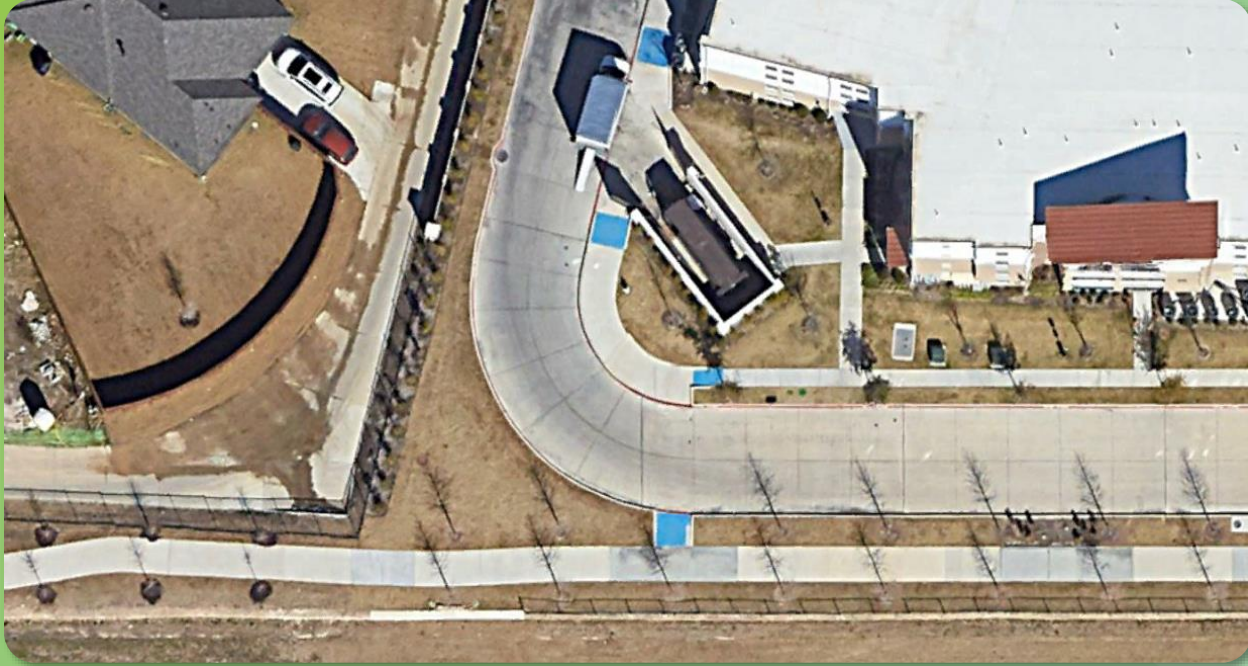


Approved Landscape Plan (2016)

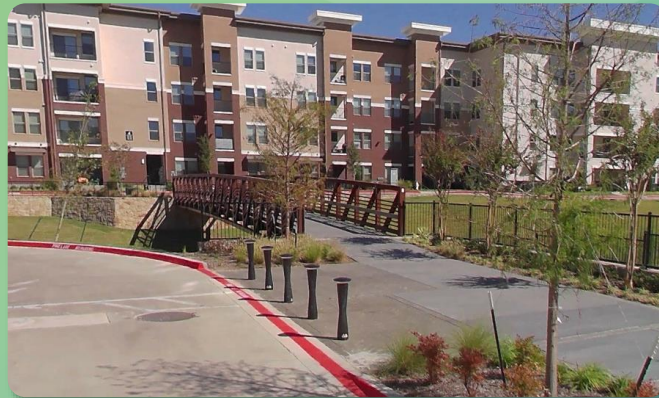
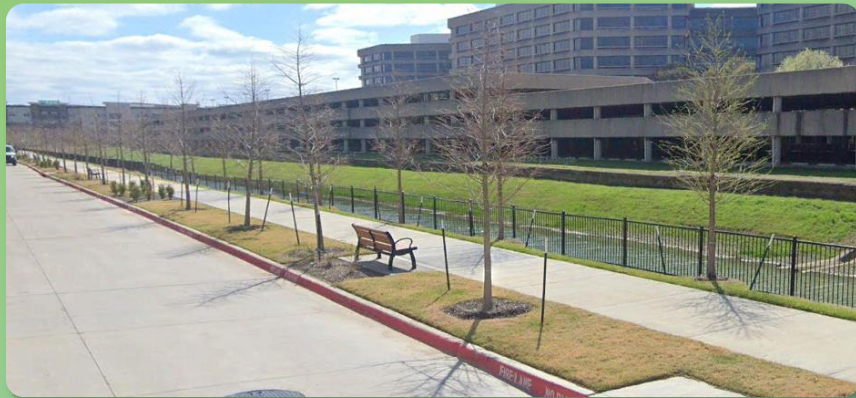


4. HOA lots shall be considered utility, drainage, and pedestrian access easements for these purposes granted by this plat.

Pedestrian Connectivity



- 8-foot wide trail with ADA access, enhanced pavers, street trees, and pedestrian amenities.
- Provides connectivity to Luna Road from three existing apartment developments (~1,224 total units)
- Two nearby DART Bus Stations on Luna Road (~550 feet from trail)



Excerpts from PD-99 Zoning Regulations:

- Provide for a balanced and sustainable mix of land uses, siting and character of the improvements and structures that support increased interaction within the community and **enjoyment of open spaces**.
- Foster economic growth and diverse urban neighborhoods having detached and attached single-family residential, high density multi-family residential, and vibrant commerce centers linked together through a network of **pedestrian pathways and trail system**.
- Ensuring site design promotes **efficient pedestrian** and vehicle circulation patterns.
- Ensuring creation of **high quality street and sidewalk environments that are supportive of pedestrian mobility** and appropriate to roadway context.

Potential Next Steps:

- Consent for the gate to be constructed can be approved through a License Agreement with the City.
- The Mercer Residential West HOA, as the owner of the common area, should request the License Agreement.
- The HOA has management authority over common areas, but consent from property owners may be necessary.
- The process of gathering property owner consent within the development is a private matter.



Questions?

