



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: 12-5-2016

SUBJECT: Resolution No. 2016-117 approving a Detailed Site Plan for a single family detached neighborhood in PD-99

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## **Summary**

**Site design:** *A 16.8 acre single family detached residential community*

**Units:** *60 buildable lots approximately 50'wide x105'deep*

## **Existing Conditions**

In March of this year, 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 new community. Within this Conceptual Plan six single family neighborhoods were established. This Detailed Site Plan request represents one of those six single family neighborhoods. (See Neighborhood Map).

The site is located approximately east of Luna Road and immediately south of Wittington Place. (See Aerial Map)

For this 16.1 acres property, the applicant, CADG Mercer Crossing Holdings LLC (a subsidiary of Centurion American) has proposed to develop a single family detached residential community

containing approximately 60 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west by Luna Road and a proposed single family neighborhood known as “Verwood”. To the south of this site is proposed Mercer Parkway and a proposed single family neighborhood known as “Coventry”. To the east is another proposed single family neighborhood known as “Brighton”. To the north of the site is Wittington Place and a future retail center. (See Location Map).

## **Site Design**

This Detailed Site Plan is for a proposed single family neighborhood (to be called “Ashington”) being developed by the applicant, Centurion American (CADG). Ashington will contain 16.1 total acres. It will be composed of 60 single family residential lots. All of these lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50’ in width and 105’ in depth. All lots within the Ashington neighborhood meet or exceed 5,250 square feet in total area.

## **Mercer Crossing Design Guidelines (Pattern Book)**

As part of the overall design of the Mercer Crossing mixed use development, CADG has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the new community. This guideline 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)

The proposed architectural theme of the Mercer Crossing community is “Texas Tutor”. This unique style is 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 unified look for both the residential and commercial subdistricts of 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. (see Mercer Crossing Pattern Book)

## **House Designs and Elevations**

As mentioned earlier, all lots within the Brighton neighborhood are at least 5,250 square feet in area. After the required setbacks, the buildable area will exceed 3,000 square feet. A sole homebuilder, Megatel Homes, plans to buy all the lots within Ashington. Megatel Homes is aware of the architectural design requirements within Mercer Crossing. Although the use of common Texas Tudor materials and architectural elements is encouraged, the Mercer Crossing design guidelines demand a variety of house designs be assembled throughout the neighbor. For example, no house plan and exterior can be repeated within 4 lots of the original design.

Megatel is proposing to build homes containing at least 2,500 square feet of living space. Most of the proposed house plans are 2 story in height (35' maximum), and contain more than 3,000 square feet. The estimated cost of these homes will range from \$400,000 to \$600,000. (See House Plans Examples)

## **Parking**

All lots within Ashington will require at least a 2 car garage. In addition, the design of the driveway will include at least 2 more on site surface parking spaces. In addition, on street parking will be allowed on most local streets within Mercer Crossing to help accommodate visitor parking needs.

## **Parks, Open Space and Trails**

The main park within Ashington is located on easternmost portion of the neighborhood. This park consists of approximately 2.54 acres and includes open play area, dog park, and a traditional playground. This park extends along the east side of the Thornhill Road, from Wittington Place to Mercer Parkway. An 8' wide concrete trail runs the entire length of the park connecting to Wittington and Mercer Parkway. Along this new trail will be streetscape improvements such as benches, streetlights, exercise stations, drinking fountains, and dog stations. New canopy trees will also be installed to provide shade and color along the trail and throughout the park. A small open space area is also proposed on the northwest corner of Thornhill Road and Mercer Parkway. (See Landscape Plan).

A high priority has been placed on pedestrian connectivity throughout the proposed new Mercer Crossing community. A comprehensive trail network system has been integrated into each of the proposed residential neighborhoods, tying them all together. As mentioned earlier the Ashington neighborhood has an 8' trail proposed along the eastside of Thornhill Road and connecting to the Brighton neighborhood to the east. In addition, a 12' wide trail will extend along the northern side of Mercer Parkway. An 8' wide trail will extend along the southern side of Wittington Place. A 6' wide sidewalk/trail is proposed along eastern side of Luna Road. All local streets will have 5' wide sidewalks.

All landscaped open space and trails will be maintained by the Mercer Crossing Homeowners Association (HOA).

## **Signage**

CADG has developed a comprehensive signage typology for all of the Mercer Crossing community, both commercial and residential. A variety of entry signs are proposed on all 4 corners of the neighborhood. (See Signage Details in Landscape Plan and Pattern Book)

## **Walls**

To help buffer the residential neighborhoods throughout the Mercer Crossing community, a special network of masonry walls has been designed. These masonry walls will follow the old English Tudor style, and be composed of both stone and brick. Special accent portions of the wall located at points of high visibility will be composed of stone, while other wall sections will be composed of a brick “thinwall” design (no precast concrete panels). A concrete foundation (designed by a structural engineer) will be poured for the base of all masonry wall sections. All masonry walls will be at least 6’ in height. These wall are proposed along major sections of Wittington Place, Luna Road, and future Mercer Parkway (See Wall Sections in Landscape Plan).

All maintenance of the masonry walls and neighborhood signage will be responsibility of the Mercer Crossing Homeowners Association (HOA).

## **Streets**

Thornhill Road will provide the only entry into the Ashington neighborhood. The northern entry will be from Wittington Place. The southern entry from Mercer Parkway. One additional loop street, named Ashington Trail, will serve the rest of the neighborhood. All local streets are designed to be 31’ in width, and will allow on street parking in most areas. A series of three (3) alleys will also serve the neighborhood. These alley right of ways will be 20’ in overall width and contain a 12’ wide paved travelway.

All new street pavement (from curb to curb) will be maintained by the City upon acceptance of the street. All sidewalks and alleys will be maintained by the Mercer Crossing HOA. All street trees, landscaping, and street hardscape will be maintained by the Mercer Crossing HOA.

## **Conclusion**

The Ashington neighborhood proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan as described in Ordinance No. 3359.

On November 14<sup>th</sup>, 2016 the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as described in Resolution No. 2016-117.

## **Possible Council Action:**

1. I move to adopt Resolution No. 2016-117
2. I move to adopt Resolution No. 2016-117 with the following modification(s)...
3. I move to table the item or take no action.