



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: 12-05-2016

SUBJECT: Resolution No. 2016-116 approving a Detailed Site Plan  
for a single family detached neighborhood in PD-99

---

## **Summary**

**Site design:** *A 35.7 acre Single family detached residential community*

**Units:** *91 buildable lots, ranging from 50'x130' to 60'x105'*

## **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 west of Mercer Crossing Lake and immediately south of Wittington Place. (See Aerial Map)

For this 35.7 acre 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 91 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west by another 16 acre future single family detached neighborhood (to be known as Ashington). To the south of this site is proposed Mercer Parkway and a 26 acre tract entitled for medium density multi-family development. To the east is the future street, Chartwell Crest, and the Mercer Crossing Lake. To the north of the site is Wittington Place and several existing office towers. (See Location Map).

### **Site Design**

This Detailed Site Plan is for a proposed single family neighborhood to be known as “Brighton”. Brighton is the easternmost residential community being developed by the applicant, Centurion American (CADG). Brighton will contain 35.7 acre total acres. It will be composed of 91 single family residential lots. Fourteen (14) of these lots will be front loaded (garages facing the street) and back up to the long linear park to the west. These are the only front loaded lots proposed within the Mercer Crossing community, and will be at least 50’ wide and 130’ in depth. The remaining 77 lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots range in width from 84’ to 60’. The depth of these lots range from 179’ to 105’. All lots within the Brighton neighborhood meet or exceed 6,300 square feet in total area.

The Brighton neighborhood is designed to take full advantage of the newly expanded Mercer Crossing Lake to the east. Chartwell Crest will serve as the main north/south street through the community. The only entry points into the Brighton neighborhood will be along Chartwell Crest. The northern entry will be at Wittington Place, and the southern entry at future Mercer Parkway. This extension of Chartwell Crest will be a 2 lane street with new homes on the western side and a linear park system along the eastern side. This eastern linear park will include both landscaped open space and a lakeside trail connection.

### **Mercer Crossing Amenity Center**

East of Chartwell Crest will also contain the proposed Mercer Crossing Amenity Center for all six (6) proposed single family neighborhoods. This center will be developed on a 4.2 acre lot overlooking the lake. The main building will consist of approximately 6,000 square feet and include a large community room, fitness center and kitchen area. A community pool (approximately 4,500sf), large outdoor entertainment patio, fire pit area, are included amenities located between the building and the lake.

A new 12’ wide concrete trail will also extend along the eastern edge of Chartwell Crest. This trail will connect to the large trail loop that will eventually loop around Mercer Crossing Lake.

In the center of the proposed Brighton neighborhood is another park consisting of approximately 3.8 acres and a new water feature (small pond). Also within this new park will be a new playground and 6’ wide concrete walking paths.

## **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 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

## **House Designs and Elevations**

As mentioned earlier, all lots within the Brighton neighborhood are at least 6,300 square feet in area. After the required setbacks, the buildable area will exceed 3,800 square feet. Two homebuilders, First Texas Builders and Oakdale Homes, plan to buy all the lots within Brighton. Both builders are 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.

Both builders are 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 (40’ maximum), and contain more than 3,200 square feet. The estimated cost of these homes will range from \$400,000 to \$800,000. (See House Plan Examples)

## **Parking**

All lots within Brighton 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. Most of the lots (77), have rear loaded driveways. In addition, on street parking will be allowed on most local streets within Mercer Crossing to help accommodate visitor parking needs. Only 14 lots are designed to allow front loaded driveways. These lots are located in the westernmost portion of the Brighton neighborhood, and back up to another linear park to the west. These 14 front loaded lots are deeper than the rear loaded lots (typically 135’ in depth).

Parking for the Mercer Crossing Amenity Center is provided within the 4.2 acre site, as well as on-street parking along Chartwell Crest.

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

There are three designated parks or landscaped open spaces within the Brighton neighborhood, containing over 11 acres (approximately 31% of the total area). Two of these spaces are located on the east side of Chartwell Crest, adjacent to Mercer Crossing Lake. The southernmost of these two parcels includes the Amenity Center. A 12' wide concrete trail winds its way through both of these landscaped open spaces from Wittington Place to future 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.

The third parcel is a more traditional park located on the west side of Chartwell Crest directly facing the neighborhood homes. This 3.8 acre park will include a small pond and a playground, as well as a 6' wide concrete walking path around the perimeter. In addition, there are several small remnant parcels within Brighton which will serve as small landscaped pocket park areas or trail connections. (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. The Brighton neighborhood has a 12' trail proposed along the eastside of Chartwell Crest along Mercer Crossing Lake. Another 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. Another 8' trail located in the center of Brighton will connect the neighborhood with another linear park located to the west. All local streets will have 5' wide sidewalks.

All parks, 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. Within Brighton, on the southeast corner of the Chartwell Crest and Wittington Place intersection an overall Mercer Crossing community sign and entry tower are proposed. On the southwest corner of this intersection a proposed Brighton neighborhood sign is to be included into the community wall. Another such Brighton sign is proposed on the northwest corner of the Chartwell Crest and Mercer Crossing intersection. (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. (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**

As mentioned earlier, Chartwell Crest will be extended southward and serve as the primary local street connection to the Brighton neighborhood. Four (4) additional local streets are proposed within the Brighton neighborhood: Prescott Place, Hanover Court, Brighton Place, and Bramshaw Trail. All local streets are designed to be 31’ in width, and allow on street parking in most areas. A series of three (3) alleys will also serve the neighborhood. These alleys will be 12’ wide paved concrete.

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 Brighton neighborhood 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.

## **Recommendation**

On November 14, 2016 the Planning & Zoning Commission voted to recommend approval of the detailed Site Plan for the Brighton neighborhood as described in Resolution No. 2016-116.

## **Possible Council Action:**

1. I move to adopt Resolution No. 2016-116
2. I move to adopt Resolution No. 2016-116 with the following modification(s)...
3. I move to table the item or take no action.