



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: March 14th, 2017

SUBJECT: Ordinance No. 3433 –Amendment to PD-88 creating a “Townhome Residential” subdistrict and approving an associated conceptual site plan

Summary

Site design: *2.4 Acres site. 32 townhome units in four buildings, all three-bedroom units, all three stories in height with roof decks*

Masonry: *75% masonry*

Parking: *two-car garages for each unit, 18 on-site visitors' parking spaces*

Landscaping: *approximately 40 % of the site, 80 new trees*

Existing Conditions

This 2.422-acre site is located on the West Side of the city, on Hutton Drive, approximately 450 feet south of Valley View Lane and approximately 650 feet west of Senlac Drive. The site is bordered to the north, east and south by commercial and light industrial uses. To the east is vacant land, the future site of Jesus House Church that was recently approved by the city. To the west is another vacant property, the former GNB site. (See Aerial Map)

Other recently approved residential communities on the West Side are located within close proximity to this site. The new Brickyard multifamily community is located 1,000 feet to the south from this proposed townhome site.

This site is currently located within the “Commerce” subdistrict in PD-88 which does not allow any residential uses. Therefore the applicant is seeking a zoning amendment. (See Location Map)

“Townhome Residential” Subdistrict

The applicant, P-Custom Homes, is proposing to continue the existing trend of residential uses in the west side of the city. The plan introduces an infill, owner-occupied, townhome product on a property located adjacent to a light industrial area, with commercial, office and warehouse uses, and a multifamily residential community.

The applicant is proposing to rezone the property from “Commerce” and create a new subdistrict “Townhome Residential”. This new subdistrict will have distinct development regulations and architectural standards aiming to maintain a coherent overall image of the residential areas in the west side. This new subdistrict will also include the basic requirements of Mercer Crossing Code / PD-88.

Development Regulations

This subdistrict will allow dwelling units of minimum 22 ft wide and minimum 1,400 sf building coverage, to a minimum of 80% lot coverage. The townhomes could be as high as four stories and could also have a roof deck. Each unit will have individual 2-car garages in addition to required visitors’ parking spaces.

Site Coverage and Landscaping

15% of open space shall be preserved on every lot, in addition to the requirement for at least one tree for each 2 dwelling units. This requirement will add up to all the landscaping and tree count requirements already specified in the original text of PD-88.

Exterior Materials

All exterior façades shall be constructed of at least 75% primary materials: brick or tile masonry or native stone. Secondary materials shall not exceed 25% on each façade. Permitted secondary materials include: stucco (only with a cementitious finish), high quality hard wood and Hardie Plank. Accent materials are allowed only up to 5% of the façade.

(See “Townhome Subdistrict” standards)

Conceptual Site Plan

The applicant, P-Custom Homes, is proposing to develop an owner-occupied residential community containing approximately 32 townhomes. The townhomes will be grouped into 4 buildings: Building I and II facing Hutton Drive and Building III and IV facing an interior, private driveway.

All of the proposed townhomes will have three bedrooms, will be three stories high and will have a partially enclosed roof deck, on the fourth story. The buildings will be 46 feet in height. The units will average between 2,966 sf for Type “A” units and 3,326 sf for Type “B” units.

The floor plans will contain the garage and a bedroom at the first level, the living room area at the second level, two bedrooms at the third level and the partially enclosed roof deck at the fourth level. (See Site Plan)

Every townhome will have an individual entrance and a 2-car garage accessible from the interior driveway. Building I and II facing Hutton Dr. will contain rear loaded townhomes and Building III and IV will contain front loaded townhomes.

The total of the four buildings proposed is approximately 100,672 square feet. The overall building coverage is divided into four buildings of townhome units as follows:

- Both buildings I & II along Hutton are comprised of eight Type “A” units each, and are approximately 23,728 square feet each.
- Both buildings III & IV along the interior driveway are comprised of eight Type “B” units each, and are approximately 26,608 square feet each.

(See Site Plan)

The Site Plan proposes approximately 49% building coverage. Type “A” units within Building I and II, along Hutton Dr., will be setback 24.6 ft. from the front property line. All Type “A” units will have front yards. The applicant will install a 6-foot wide sidewalk along the curb and a landscape strip with large trees along the sidewalk. The existing power poles along Hutton Dr. will be removed and the power lines will be placed underground. Type “B” units within Building III and IV, along the interior driveway, will be setback 24 ft. from the rear property line. All Type “B” units will have rear yards.

The Site Plan contains an amenity area with a community pool and all adequate spaces for equipment (14,450 sf) in the rear portion of the site, between Building III and IV. (See Site Plan)

The applicant plans to sell the townhomes for approximately \$300,000 to \$ 400,000. The applicant submitted a Real Estate Report to highlight the real estate trends for residential uses in the Dallas Areas. The report was created by Grand realty Services.

Parking

All buildings will have garages with access from an interior driveway that connects from Hutton Drive to two access points. Three visitors’ parking lots with 18 parking spaces are proposed along the interior drive. Every townhome will have an individual entrance and a 2-car garage with rear or front access. (See Floor Plan)

Elevations

All elevations will be a combination of brick, stucco and hard wood panel. All façades will be at least 75% masonry product of brick and hard wood panel. Stucco will be allowed up to 25% as a secondary material. The main façades will have large fenestration areas, with 50% openings for the first floors and minimum 30% for the upper floors. (See Elevations)

The applicant is proposing a modern architectural style, with large openings, clean surfaces and continuous lines to add a specific rhythm to the façades. The choice of finish materials was imposed by the theme of the modern style the architectural team is aiming to accomplish. (See Renderings)

Landscape and Open Spaces

Approximately 40% of the site is proposed to be landscaped open space. A 10 ft. wide Texas Power and Light easement crosses the property along Hutton Drive and a 50 ft. Lone Star Gas easement crosses to the north side of the property. Both of these areas will be used as landscaped open spaces as permitted by the utility companies.

The Plan proposes an amenity center with a pool and a dog park as community open spaces. Street trees will be installed for each 30 lf. of street frontage, each townhome unit is proposed to have at least two trees and dense shrubbery to separate the private yards.

Currently there are 3 mature trees on site and a dense line of shrubs and trees along the western property line. The applicant is proposing to install at least 80 new trees to compensate for the removal of the existing trees and shrubbery. All large trees will be distributed along Hutton Dr. and the western property line and all ornamental trees will be distributed along the interior driveway. A dense vegetation privacy wall will be installed along the northern and southern property lines. (See Site Plan / Landscape Plan)

Signage

No signage is proposed with this Detailed Site Plan application.

Comprehensive Plan

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District and Open Space. Both the Westside Plan and PD-88 support the concept of a wide variety of high density land uses, including a variety of residential uses.

Market Study

The applicant submitted a Real Estate Report to highlight the market trends for residential uses in the Dallas Area and in Farmers Branch.

Thoroughfare Plan

The 2013 Thoroughfare Plan identifies Hutton Drive, a 4-lane undivided street, to continue and connect with Senlac Drive to the south, maintaining the existing configuration and right-of-way. This street expansion will not affect the subject property.

Public Response

Nine (9) zoning notification letters were mailed to the surrounding property owners on February 16th, 2017. Two zoning notification signs were also placed on the site on the same day. A public notice was published in Dallas Morning News on March 2nd. As of March 14th, two letters of opposition have been received. The city has also received three additional letters from surrounding property owners voicing concern regarding the proposed residential use in the immediate vicinity of commercial uses and opposing this case.

On February 27th, the Planning & Zoning Commission voted to recommend approval of this amendment to Planned Development No. 88 and the associated Conceptual Site Plan as outlined in Ordinance No. 3433. The motion for recommending the approval passed with six (6) votes in favor, two (2) votes opposed.

Possible Council Action:

1. I move to adopt Ordinance No. 3433
2. I move to adopt Ordinance No. 3433with the following modification(s)...
3. I move to table the item or take no action.