



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: July 6, 2017

SUBJECT: Resolution 2017- 080 – Detailed Site Plan for a townhome community located at 13145 Hutton Drive

Summary

Site design: 32 townhome units in four buildings, all three-bedroom units, all three stories in height with roof decks

Masonry: Minimum 75% masonry

Parking: Two-car garages for each unit, additional space for 2 parking spaces / unit, 18 on-site visitors' parking spaces

Landscaping: Approximately 40% of the site, 65 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 property is located within Planned Development District No. 88 (PD-88). Earlier this year, the City approved the rezoning of this property into "Residential Townhome" Subdistrict. (See Location Map)

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.

Site Plan

The applicant, P-Custom Homes, is proposing to develop an owner-occupied residential community containing 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. (See Site Plan)

All of the proposed townhomes will have three bedrooms, will be three stories in height 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 square feet for Type “A” units and 3,326 square feet for Type “B” units.

The floor plans will contain the garage and a bedroom on the first level, the living area on the second level, two bedrooms at the third level and the partially enclosed roof deck on 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 garages and Building III and IV will contain front loaded garages.

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 will be setback 24.6 feet 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 Drive will be removed and the power lines will be placed underground. Type “B” units within Building III and IV will be setback 24 feet from the rear property line. All Type “B” units will have landscaped rear yards.

The Site Plan contains an amenity area with a community pool and adequate spaces for equipment (14,450 square feet) at 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.

Parking

All buildings will have garages with access from an interior driveway that connects from Hutton Drive to two access points. Three visitor parking lots containing a total of 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. Buildings III and IV will be setback 20 feet from the front property line to allow for 2 additional tandem parking spaces in front of each unit. The overall parking ratio proposed for this site is 3.5 parking spaces/townhome unit. (See Site Plan)

Elevations

All elevations will be a combination of natural stone veneer, brick, stucco and HardiePlank®. All façades will be at least 75% masonry product, a combination of brick and natural stone veneer. The main façades will have large fenestration areas, with approximately 40% openings for the first floors and minimum 40% 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 foot wide Texas Power and Light easement crosses the property along Hutton Drive and a 50 foot 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 linear feet 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 65 new trees to compensate for the removal of the existing trees and shrubbery. All large trees will be distributed along Hutton Drive 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 Landscape Plan)

Signage

No signage is proposed with this Detailed Site Plan application.

Conclusion

The townhome community proposed with this Detailed Site Plan is consistent with Planned Development No. 88 (PD-88) and the associated Conceptual Site Plan described in Ordinance No. 3433.

On June 26th, the Planning & Zoning Commission voted unanimously to recommend approval of this Detailed Site Plan as outlined in Resolution No. 2017-080.

Possible Council Action:

1. I move to adopt Resolution No. 2017- 080
2. I move to adopt Resolution No. 2017- 080 with the following modification(s)...
3. I move to table the item or take no action.