



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: November 7, 2017

SUBJECT: Resolution No. 2017-119 approving a Detailed Site Plan for a single family neighborhood, known as Coventry, in PD-99 - East of Luna Road and south of Mercer Parkway

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## **Summary**

***Site design:*** *Single Family Residential Community*

***Units:*** *67 buildable lots*

*55 rear loaded lots approximately 50 feet wide by 105 feet deep*

*12 front loaded lots approximately 50 feet wide by 125 feet deep*

## **Existing Conditions**

In March 2016 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 the 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.

The site is located east of Luna Road and south of Mercer Parkway East.

For this 18.664-acre property, the applicant, CADG Mercer Crossing Holdings LLC (a subsidiary of Centurion American) has proposed to develop a single family residential community containing approximately 67 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west by Luna Road. To the south of this site is the drainage channel administered by Valwood Improvement Authority and Park West office park. To the east is the multifamily community known as “Grand Estates”. To the north is Mercer Parkway East and the 16.1-acre single family neighborhood known as “Ashington”.

### **Site Design**

This Detailed Site Plan is for a proposed single family neighborhood to be known as “Coventry.” Coventry contains 18.664 acres. It will be composed of 67 single family residential lots. Fifty-five (55) lots are proposed to be rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50 feet in width and 105 feet in depth. Twelve (12) lots are proposed to be front loaded (driveways and garages facing the public street). These front loaded lots will be a minimum of 50 feet in width and 125 feet in depth. All lots within the Coventry neighborhood meet or exceed 5,250 square feet in total area.

The main point of access into Coventry neighborhood is from Mercer Parkway East through Thornhill Road. Emergency access is provided to the south-east side of the neighborhood into Luna Road. Access through the neighborhood is provided through a series of local streets, alleys, multi-modal trails and sidewalks.

### **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.

The proposed architectural theme of the Mercer Crossing community is “Texas Tudor”. 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 styles into a unified look for both the residential and commercial subdistricts within Mercer Crossing. The 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 Coventry 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 Coventry. 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 neighborhood. For example, no house plan and façade can be repeated within four lots of the original design.

Megatel is proposing to build homes containing at least 2,200 square feet of living space. Most of the proposed house plans are two 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.

## **Parking**

All lots within Coventry will require at least a two-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**

There are four designated parks and two additional smaller landscaped open spaces within the Coventry neighborhood, containing over 4.31 acres (approximately 23% of the total area). The four parks form a linear park along the 40 feet wide TRA Sanitary Sewer easement that goes through the neighborhood from north to south. Two small parks are placed back to back from Harlan Avenue to Fagan Street, a larger park (1.01 acres) spans from Fagan Street to Hesse Drive and another park is placed south of Hesse Drive. One portion of the linear park will contain a gazebo or small bandstand and will serve as the main special event location for the neighborhood. In addition, there are several small remnant parcels within Coventry that will serve as a small landscaped pocket park, along Mercer Parkway, or trail connections, the southern portion around the lift station and the drainage channel.

An eight-foot wide concrete trail extends through the linear park from Mercer Parkway to Luna Road. Along the southern portion of the neighborhood is the eight-foot wide trail along the drainage channel. This trail connects the Grand Estates multifamily community to the east to Luna Road. A pedestrian crossing will connect the twelve feet wide trail along Mercer Parkway to Coventry neighborhood.

A high priority has been placed on pedestrian connectivity throughout the entire new Mercer Crossing community. A comprehensive trail network system has been integrated into each of the proposed residential neighborhoods, tying them all together. Coventry neighborhood has trail

connections to both Ashington neighborhood to the north and the Grand Estates multifamily community to the east. All local streets will have five-foot 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 Coventry several neighborhood entry signs have been proposed along both Luna Road and Mercer Parkway.

## **Screening 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 (not precast concrete panels) or decorative metal fence. 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 six feet in height.

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 Coventry neighborhood, from the northern side, from Mercer Parkway. An emergency exit, 42 feet wide, is proposed to the south east corner into Luna Road. Two additional loop streets will serve the rest of the neighborhood: Harlan Avenue, Hesse Drive, Fagan Street and Blackburn Way. All local streets are designed to be 31 feet in width, and will allow on street parking in most areas. A series of four alleys will also serve the neighborhood. These alley right of ways will be 20 feet in overall width and contain a twelve-foot 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**

Coventry 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. Staff recommends approval of this proposed site plan.

### **Recommendation**

On October 9<sup>th</sup>, the Planning & Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan for the Coventry neighborhood as described in Resolution No. 2017-119.

### **Possible Council Action:**

1. I move to adopt Resolution No. 2017-119
2. I move to adopt Resolution No. 2017-119 with the following modification(s)...
3. I move to table the item or take no action.