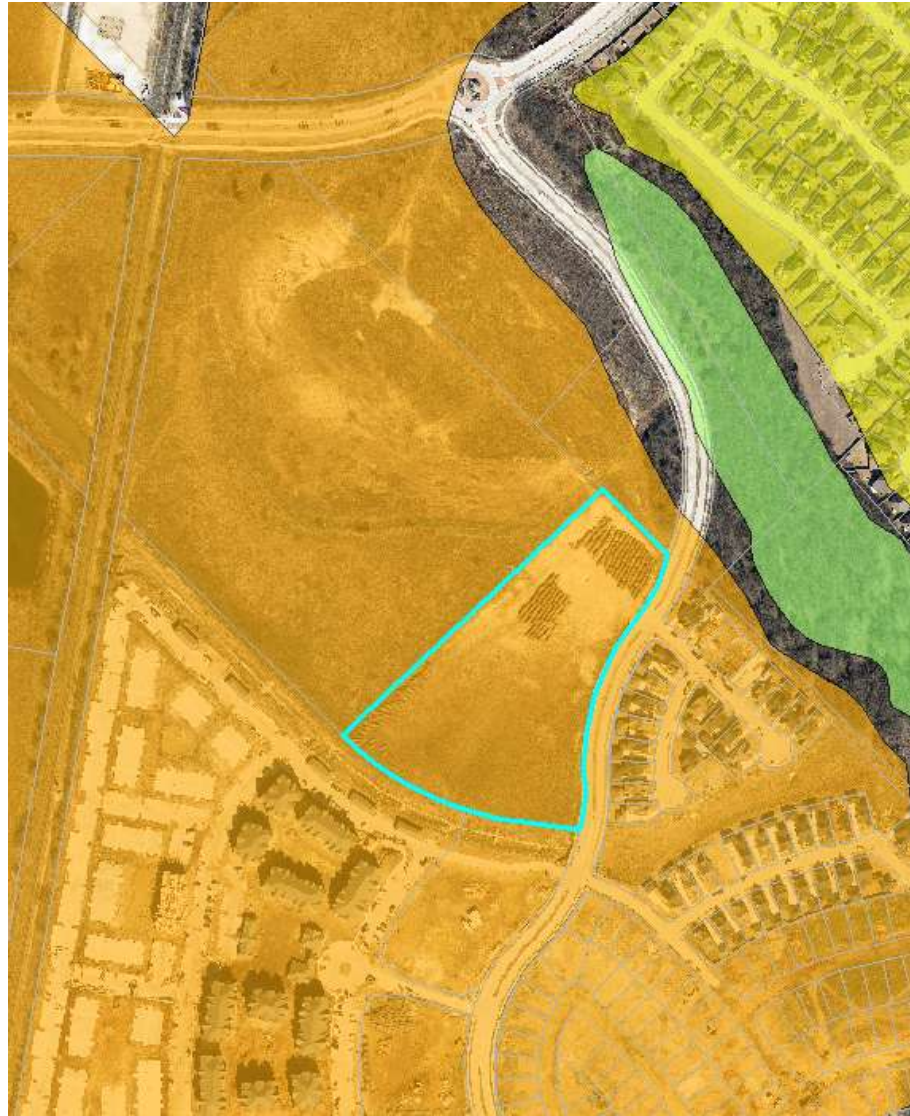


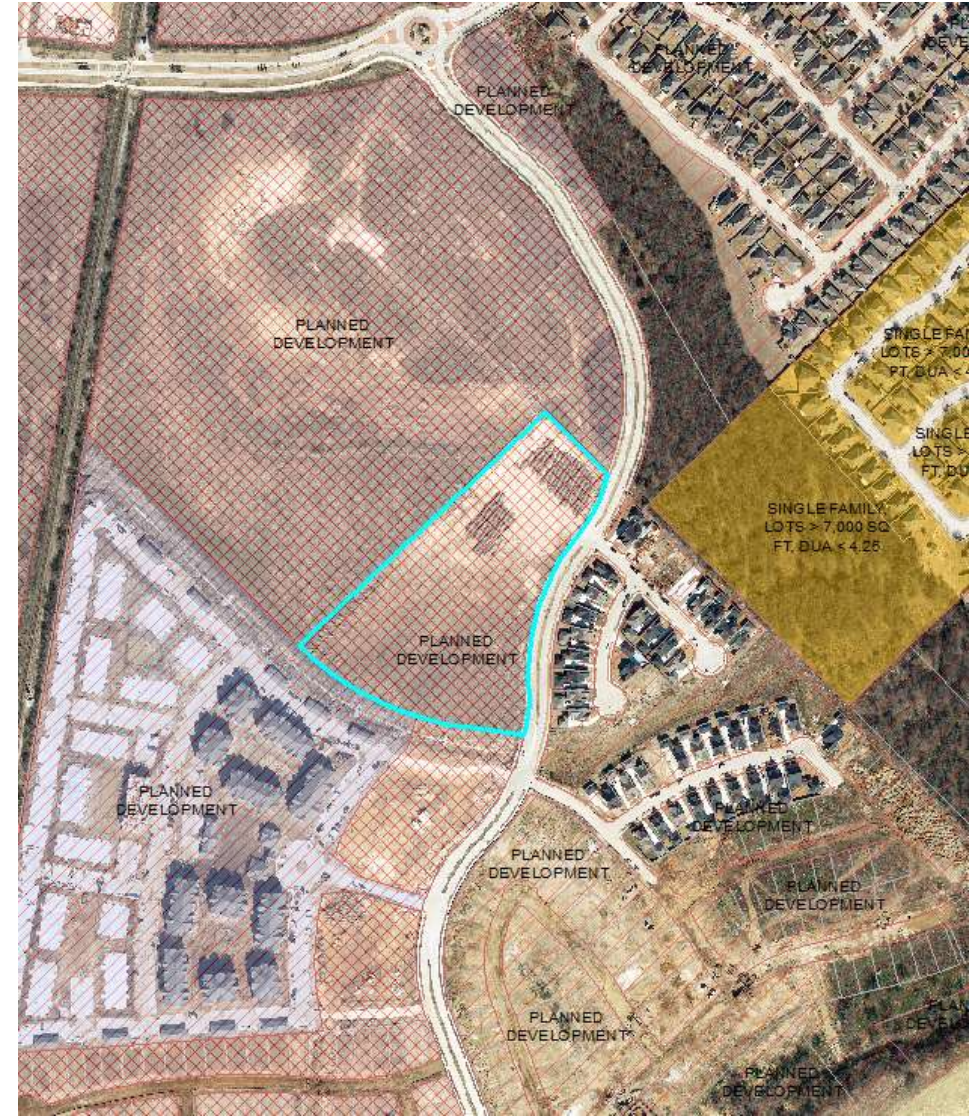
Comprehensive Plan

Transit-Oriented District



Zoning

PD, Planned Development



Shannon Creek – Tract 3 Cottages at Candler DR



LEGEND

- STYLE A: 2-STORY FRONT ENTRY UNITS EACH WITH 2 OFF-STREET PARKING 20' WIDE X 40' DEEP (36 DWELLING UNITS)
- STYLE B: 1-STORY FRONT ENTRY UNITS EACH WITH 2 OFF-STREET PARKING 22' WIDE X 55' DEEP (14 DWELLING UNITS)
- STYLE C: 2-STORY REAR ENTRY UNITS EACH WITH 2-CAR GARAGE PARKING 24' WIDE X 55' DEEP (50 DWELLING UNITS)
- CONCRETE PAVEMENT
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- PEDESTRIAN TRAIL

LEGEND

	STYLE A: 2-STORY FRONT ENTRY UNITS EACH WITH 2 OFF-STREET PARKING 20' WIDE X 40' DEEP
	STYLE B: 1-STORY FRONT ENTRY UNITS EACH WITH 2 OFF-STREET PARKING 22' WIDE X 55' DEEP
	STYLE C: 2-STORY REAR ENTRY UNITS EACH WITH 2-CAR GARAGE PARKING 24' WIDE X 55' DEEP
	CONCRETE PAVEMENT
	CONCRETE DRIVEWAY
	CONCRETE SIDEWALK
	PEDESTRIAN TRAIL

GENERAL NOTE

1. THIS PRELIMINARY LAYOUT DEPICTS 28 MULTI-FAMILY TOWNHOME BUILDINGS WITH A TOTAL OF 100 DWELLING UNITS ON APPROX. 6.16 ACRES (THIS BLOCK).

TABLE

ROW	CHORD	DELTA	TANGENT
1	100.00	100.00	90.00
2	100.00	100.00	90.00

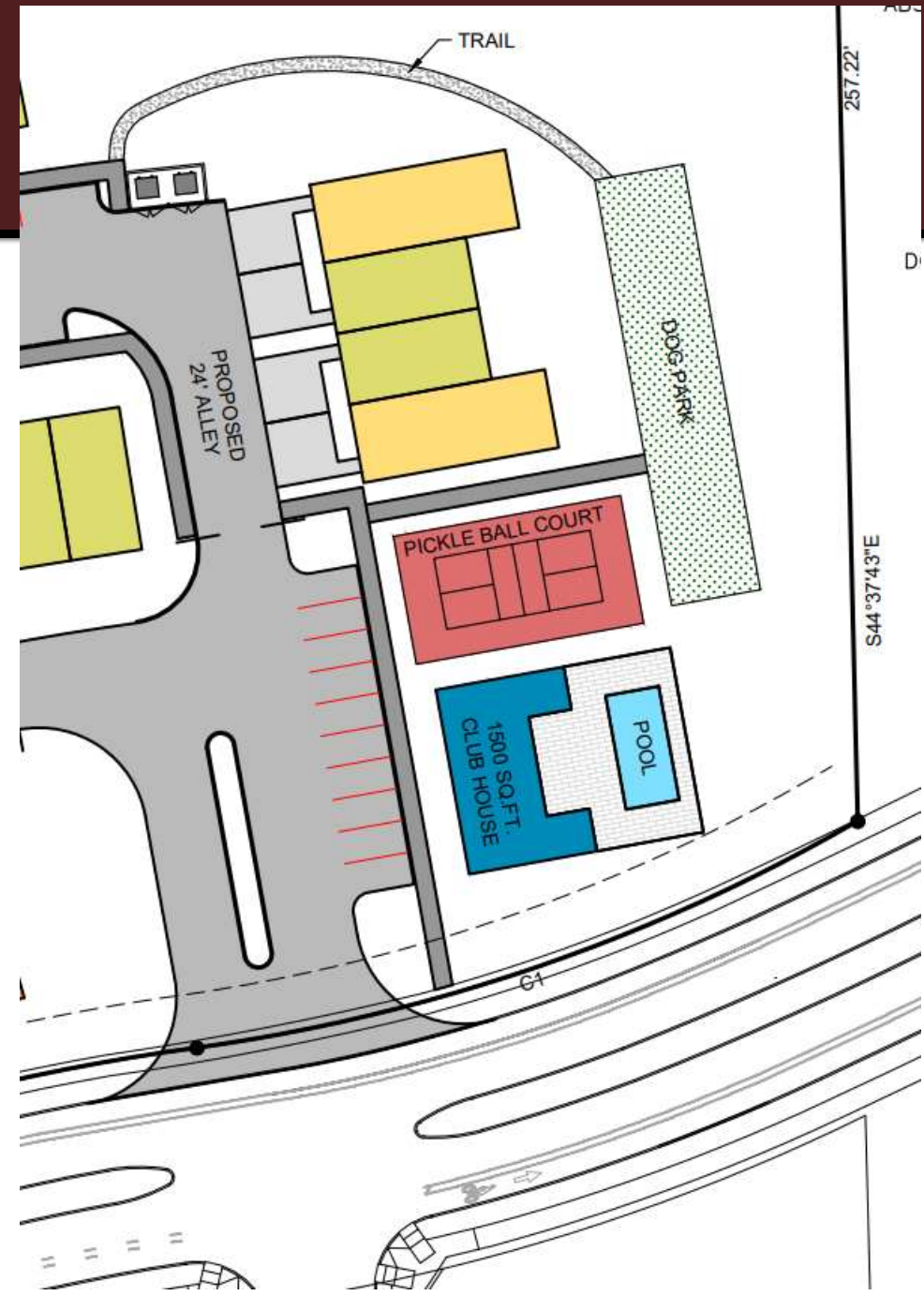
Shannon Creek – Tract 3 Cottages at Candler DR

Park Amenities. Parkland dedication requirements for the City have already been satisfied by parks dedication by the Master Developer but additional open space and parks amenities will be installed within the community and shall include:

- a. Barbeque area – one location
- b. Dog park – minimum of 2,000 SF
- c. Dog cleanup stations – min. 2 along the trail and one in dog park area
- d. Benches – min. 2 along the trail.
- e. Walking Trails - will be provided throughout the community and used in conjunction with sidewalks to connect dwellings to open space and amenities in general accordance with the site plan exhibit.

Clubhouse – minimum 1,500 SF and will include business center, leasing office, fitness area, community game room and gathering areas.

- a. Swimming pool – minimum 1,500 SF of pool, lounge areas and associated decking.



Shannon Creek – Tract 3 Cottages at Candler DR

Sidewalks. The minimum sidewalk width will be 4 feet and shall be located as indicated on the Site Plan Exhibit.

Roof Pitch. A minimum roof pitch of 4:12 will be allowed. No minimum pitch is required for accent or dormer roofs.

Fencing. Fencing along Candler Ave may not exceed 6' in height and will 50% opaque (i.e., wrought iron or picket fences). Privacy fencing along the side and rear perimeter of the development may not exceed 8 feet in height.

Landscaping. An ornamental tree (30 gallon) will be provided at a minimum of one (1) per two (2) dwelling units and 1 canopy tree per six (6) dwelling units. 10 shrubs or bushes with a minimum size of 3 gallons, will be provided per dwelling unit. Landscaping calculations shall be made on a comprehensive basis for the entire site.

Lighting: Street and pedestrian lighting shall be of a decorative nature and have a black powder coat finish and must be on a concrete pedestal.

Off-street parking. 2 parking spaces per dwelling unit will be provided by rear entry two car garage, front entry one car garage & one surface parking space or two surface parking spaces

Detached Garages. Detached garages will be allowed for lease to tenants of the property.

Anti-Monotony Standards. An anti-monotony plan will be enforced to provide for architectural diversity and harmony throughout the community. Units within a building will also have different architectural elements to create more interest with each building design.

- a. No building shall have the same elevation and exterior materials as any building directly adjacent.
- b. The buildings that front Cander Drive shall each have a unique elevation/exterior material combination.



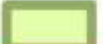

Shannon Creek – Tract 3 Cottages at Candler DR

Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in newspaper.
- Signs posted on the property.
- At this time staff has received 1 email and 2 letters in opposition



Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft.
-  Burleson

Shannon Creek – Tract 3 Cottages at Candler DR

P&Z Summary

Vote

Recommended approval unanimously

Discussion

Citizen asked about original entitlements and reviews in 2018, in addition to the anticipated value of the townhomes.

Commissioners discussed proposed 2-story townhome look and layout as compared to the by-right allowed single-story duplex/quadplex look. Commissioners also discussed proposed garages versus street parking if layout had to be developed as one-story homes.

Speakers

Applicant spoke to proposed design as opposed to single-story cottages, as well as anticipated start date being sometime in 2025 (pending engineering and civil reviews).

Shannon Creek – Tract 3 Cottages at Candler DR

Previous Council action: This item was continued from the June 3rd City Council meeting to allow the applicant an opportunity to provide new illustrations of the proposed two-story product and answer additional questions regarding garage accessibility and other proposed standards.

Shannon Creek – Tract 3 Cottages at Candler DR



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