



# S030701

## Site Plan

### Townhomes at SH 360 (S. Watson Road and Atrium Drive) CITY COUNCIL DISTRICT 4

Development Review Committee:	July 17, 2003
Planning and Zoning Commission:	July 28, 2003
City Council:	August 4, 2003

Presenter:	Kevin Lasher, Chief City Planner
Owner:	Alex Hoang
Applicant:	Shawn Lewis

### Summary

Consider a request for approval of a Site Plan for a 3.1 acre, 45 unit townhome project. The site is generally located north of Atrium Drive and east of SH-360 (Watson Road) and is currently zoned Planned Development - 37 (PD-37) for apartments and general retail uses.

### Adjacent Land Uses and Access:

North -	Approximately 240 units of apartments on property zoned Multi-Family – Three (MF-3) District.
South -	Platted single family residential lots zoned Single-Family – Five (SF-5) District fronting along the north side of Atrium Drive.
East -	Approximately 240 units of apartments on property zoned Multi-Family – Three (MF-3) District.
West -	State Highway -360 (Watson Road) which also forms the common city limit boundary with the City of Arlington.

### Issues:

- The applicant is proposing to develop a 45 unit townhome project on unplatted property zoned Planned Development - 37 (PD-37) for apartments and general retail uses. Building area will be 1,300 SF for two-story units, and 1,700 SF for three-story units.
- Proposed density for the townhouse development would not exceed 14.6 units per acre. The current PD zoning on the subject property does not specify a density limit. However, the surrounding MF-3 zoning permits a density of 24-units per acre.
- Individual units will be marketed for sale within a price range of \$115,000 to \$145,000. The development will contain 18 two-story units and 27 three-story units.

- The longitudinal portion of each exterior building elevation will be constructed of 100% masonry with the following stone-to-brick ratios:

2-story buildings – 37% stone, 63% brick

3-story buildings – 40% stone, 60% brick

- Each townhome unit will be provided at least one parking garage that has direct access into the living area. Three-story units situated at the end of buildings will have two-car garages. All garages will be equipped with carbon monoxide detectors.

### **Recommendation:**

The Development Review Committee recommends approval of this request in accordance with the below stated conditions as well as the standards depicted on the applicant's submitted site plan, landscape plan, and building elevations dated 17 Jul. 03.

1. Wrought iron fencing with masonry columns will be required along SH-360 (Watson Road). Wood screening fences with “good side out” will be required per Article 8.26, of the Unified Development Code along the north and east property lines. A 6-foot high masonry fence will be required along the south property line adjoining the existing platted single family lots. Said masonry fence should be constructed within 6-inches of any existing residential fence to avoid high weeds and grass growth between abutting fences.
2. Maximum number of dwelling units not to exceed 45 with a maximum density not to exceed 14.6 units per acre
3. Minimum unit size to be 1,000 square feet.
4. Each townhome unit shall be provided at least one garage-parking space that shall be directly accessible to the main living area. Carbon monoxide detectors shall be installed in the garage unit.
5. Minimum eighty percent (80%) of all exterior wall surfaces shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size, full-width brick.
6. One-hundred percent (100%) of all building elevations directly fronting on State Highway -360 (Watson Road) shall be structurally designed for and constructed of masonry and/or stone.
7. A minimum 25% of the total masonry requirement for each residential cluster building shall be of a stone material of a size, shape and proportion that is

different from standard-size, full-width brick. All building elevations for each residential cluster building submitted for site plan and building permit review shall include area and percentage tabulations broken down for brick and stone materials used. Total masonry content for each residential cluster building shall also be indicated.

8. Repeat brick color shall not be used on consecutive residential cluster buildings.
9. All exterior fireplace chimneys shall be 100% incased with a masonry or stone product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
10. Roof shingles to be 30-year warranty type with articulated ridge caps.
11. Mailboxes serving townhouse units shall be centrally located within the Planned Development District and be constructed in accordance with a unified design standard utilized throughout the development. A mandatory property owners association shall be responsible for the maintenance of such mailboxes.
12. Lot Landscaping  
  
Each residence at the time of occupancy shall have the following minimum landscaping:
  - a. 1-three-inch caliper tree planted in front of each residence.
  - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
  - c. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot.
  - d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code.
13. A mandatory property-owners association shall be created for the maintenance of required masonry screening walls along arterial thoroughfares, street landscaping and irrigation, building exteriors and roofs, internal access drives, parks and other common areas within the Planned Development District. Association documents shall be reviewed by the City Attorney and be subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat.

### **Planning and Zoning Commission Recommendation:**

On July 28, 2003, the Planning and Zoning Commission recommended approval of this request

by a vote of 8 to 0.