

Memo

To: Zoning Commission
From: Doug Kneupper, City Engineer
CC:
Date: July 14, 2021
Re: SOUTHLAKE Subdivision, Planned Unit Development Zoning

Background: Principals with 418 Southlake, LTD. have had several meetings with City officials and staff to discuss the proposed single-family residential and commercial development. The project will be on approximately 438-acres of undeveloped land that is generally off the west side of FM 3436, and between FM 646, and FM 517. Although the majority of the project will be single-family residential, there are approximately 15 acres adjacent to FM3436 and FM517 that are being considered for commercial development. The project will include a combination of 45', 50', 60', and 70' wide lots. The city's vision and long-range plan suggests that a variety of housing products be developed to serve the needs of the community and attract new families to the city. Generally lot sizes and the inclusion of amenities have an effect on the types of homes being developed. To aid in the development of a project of this magnitude, a Municipal Utility District (GCMUD 53) has been created to assist in the financing of water, sewer, drainage, and other approved facilities.

There is no single zoning district to accommodate this variety in lots sizes and commercial uses, so staff and the developer have chosen to pursue a Planned Unit Development (PUD). Under this zoning designation a variety of lot sizes can be arranged along with amenities such as landscaped, decorative fencing, entryways, parks, amenity lakes, and open spaces, along with the commercial uses to create a high quality, compatible development.

Staff Analysis / Recommendation: In reviewing the conceptual land plan, the total lot yield will be approximately 1200 lots. The breakdown into lot size categories is as follows:
45' lots – 10% 50' lots – 40% 60' lots - 40% 70' lots – 10%

An important component to a viable residential development is providing parks and meaningful open spaces. The parks and open space plan identifies a major recreation site along with two pocket parks and a linear park at the entrance. The parks should be introduced to the subdivision relatively early, and the features and amenities provided in each park should be generally described. The document requires the major recreation facility to be fully developed before the completion of the 500th home. The project will have entry monuments at FM 646 and FM 3436. The Neighborhood Collector roadway will have decorative fencing for the adjacent lots. Also, lots adjacent to a detention / amenity lake will have open, decorative fencing next to the water feature.

The developer's application alludes to the creation of a Homeowner's Association that will be responsible for maintenance of parks and common areas. The HOA document will also need to provide strong language regarding the HOA's ability to keep the subdivision clean, attractive, and sustainable by abating nuisance and property maintenance type issues.

Roadway access into Southlake will be from a new Neighborhood Collector roadway. The first phase will be off FM 646 and will provide adequate access for the initial phases of the project. Ultimately the new collector road will be extended to FM 3436 and will provide good access and circulation through the subdivision. In conjunction with construction of the Neighborhood Collector, paved sidewalks will be included to provide pedestrian and bicycle connectivity throughout the neighborhood.

Water and sewer facilities are available for this project. Water is along FM 3436 and can be extended directly into the property. Ultimately, an upgrade to the water distribution plant will be required to serve the entire project. For sewer, Southlake will construct a regional lift station inside their project and pump to the city's sewer line on FM 517.

Drainage and stormwater management will be provided by a significant lake / detention system that drains into Gum Bayou. There is no drainage district with jurisdiction in this area, so city staff will provide review and approval for the Drainage Impact Analysis.

The Planning Board reviewed this project at their June 21st meeting and is recommending approval. Recommendations from the Zoning Commission and Planning Board will be forwarded to City Commission for their final consideration. The PUD document and concept plans provide the pathway for the developer to move forward with the project and submit preliminary plats and construction plans for developing the residential sections.

City staff has reviewed this PUD application and Masterplan and have no objections to approval.