




## STAFF REPORT

To: Zoning Commission - Regular Meeting -- November 19, 2024

From: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E.

Date: November 15, 2024

RE: Willow Wood Subdivision - Master Plan and request to rezone from District A-1 Single Family Residential to District I – Planned Unit Development

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**Background: Willow Wood Subdivision** - Applicant, Castlerock Communities, Inc, proposes to develop **80-acre tract of land**, comprising nine individual parcels, located southeast of State Highway 3 and south of FM 1764 as a single-family residential community, complete with stormwater detention facilities, parks and open space. The subdivision will develop **213 single family detached lots at various dimensions ranging from 6,000sft to 13,000sft**, with homes expected to range in price from \$275,000 to \$375,000. There are no proposed non-residential uses. The community will incorporate walking/jogging trails as well as an approximate 7.1 acre park/green space with a playground, seating areas, and landscaped entry reserves.

The subject tract is included GCMUD 66 and subject to a Development Agreement approved by the City Commission in 2007 which requires development of the subject properties as a Planned Unit Development. The application is presented to satisfy the requirements of the Development Agreement.

Planning Board recommended approval of the master plan and PUD at its regular meeting on October 7, 2024.

**Existing Conditions:** The subject tract is mostly flat with elevations ranging from 11 feet above sea level on the northern side of the tract to 14 feet above sea level on the southern side of the tract. The eastern portion of the site falls within the 100-year flood plain. Land uses near the tract include single family residential tracts, public use property and undeveloped property.

The adjacent properties to the north of this area are mostly undeveloped. Southwest of the site parcels consist of residential properties along State Highway 3, with a creek along the southeast boundary.

**Staff analysis:** The total lot yield of 213 lots is a proposed density of 2.7 units per acre.

An important component of a viable residential development is providing parks and meaningful open spaces. The PUD Application and Exhibit B Conceptual Master Plan incorporates walking/jogging trails as well as 7.1 acres in parks in greenspace. Four dual amenity/detention ponds located to the north, south and east exceeds the requirements of the Subdivision Ordinance of one-half acre per 100 homes. Exhibit

D-1 illustrates the Park and Trail Plan with Exhibit D-2 providing examples of the representative amenities.

The PUD Application and Development Agreement require the creation of a Homeowner's Association that will be responsible for maintenance of parks and common areas. The HOA document should include strong language regarding the HOA's ability to keep the subdivision clean, attractive, and sustainable by abating nuisance and property maintenance type issues.

Willow Street, identified as N. Pine St. on Google Maps, is an existing local street which runs through the site providing connections to FM 1764 to the north and Phillips Street to the south. Willow Street will be the access for both east and west sections of the project, but developer intends to add additional property for a future second entrance to the west.

Water and sewer facilities are readily available to this project and can be extended from existing mains.

As noted, some of the site is located in the 100-year flood plain and much of the site provided additional natural detention storage capacity. A thorough drainage impact analysis was provided with review and approval from the GCDD # 2.

Developer indicates a willingness to adhere to the 60% masonry content reflected in the Development Agreement when approved in 2007. Developer also indicates it does not allow copper clad aluminum wire in the construction of homes and has no objection to such requirement in the Development Agreement.

**RECOMMENDATION:** The Planning Board considered and unanimously recommended approval of the Master Plan and PUD at its regular meeting on October 7, 2024. City staff have reviewed this Subdivision Masterplan, Development Agreement and PUD Application and has no objections to approval of the masterplan or to the zoning change request. Staff recommends provision be made in the PUD to allow amendment of the PUD to incorporate the additional property when acquired by the developer to provide for the construction of a second entrance. A limit should be determined for the number of permits which will issue until a second entrance is added to the master plan.