

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION SPECIAL-CALLED MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
November 28, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

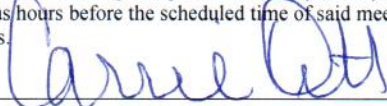
1. **PZ-2017-1059 – Discuss and Take Action** on a Rezoning of 69.97 acres in the George M. Reese Survey, Abstract No. 315, and Dentler Survey, Abstract No. 211, from the (annexation default) Single Family Residential (R-1) District to a Residential-Planned Development (R-PD) District, with Base Districts of approximately 65 acres of Single Family Residential (R-1) District and 5 acres of Local Business (B-1) District, and subject to a Development Plan and Concept Site Layout, to be known as Sundance Subdivision. (Ordinance 2017-32) ITEM WAS TABLED AT THE 11/14 REGULARLY SCHEDULED MEETING

ADJOURN

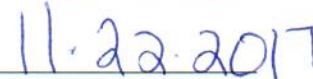
Next Meeting Date: December 12, 2017

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **November 22, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____



Date: _____



**PZ-2017-1059
69.97 acres in the George M. Reese
Survey, Abstract No. 533, T.B. RR.
Survey, Abstract No. 315, and Dentler
Survey, Abstract No. 211
Rezoning from ETJ to PD(R-1 and B-1)
Sundance Subdivision**



THIS IS AN AMENDMENT TO THE STAFF REPORT PUBLISHED FOR THE 11-14-17 PLANNING AND ZONING COMMISSION MEETING

THE STAFF REPORT AND PACKET MATERIALS OF THAT MEETING SHOULD BE UTILIZED FOR REVIEW OF THIS REPORT AND NEW MATERIALS.

Application UPDATE

The applicant resubmitted the 6th version of this Planned Development Rezoning application at 5:01 p.m. on Tuesday, November 21, 2017. This left staff less than one (1) business day to review that submittal and produce this Staff memo report.

Further information and a presentation will be provided at the meeting at 6:00 p.m. on November 28th.

Attachment 3 is the 6th submittal, which is now comprised of the following items:

- Development Plan (*narrative explanation*);
- Exhibit A – Aerial location map of property.
- Exhibit B – Preliminary Concept Plan of the property. Note, individual lots are removed, major blocks and streets are generally shown. Park lots, drainage features, amenities, and commercial areas are shown.
- Exhibit C - Commercial building elevation sample per Section F.7 of Development Plan.
- Exhibit D - Photos of example dwelling products exemplifying Masonry Facades per Section F.2 of Development Plan.
- Exhibit E - Playground equipment (manufacturers) exhibits per Section J. of Development Plan.
- A table that compares the City's adopted Zoning Ordinance regulations, both for the "by-right" R-1 District, and under the Section 2.17 provisions for a Residential Planned Development, with the applicant's proposed Planned Development.

Staff Review

As staff has continued to review the iterations of this application, the following has been utilized by Staff as the ethos with which to consider Planned Development rezoning submittals.

The purpose of this Planned Development is to ensure the PD is:

- 1) equal to, superior than, and/or more consistent than that which would occur under the standard Ordinance requirements;
- 2) is in harmony with the Comprehensive Plan, as amended;
- 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare;
- 4) is adequately provisioned by essential public facilities and services; and
- 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

Staff Analysis/Outstanding Issues

In the previous staff report, and at the meeting on November 14th, staff discussed eight (8) outstanding issues identified throughout the review of the application, to that date.

The latest submittal (#6) has reduced the Staff comments/issues/concerns to the following:

1. **Residential Masonry Materials** – Item F.2 of the applicant’s Development Plan details the proposed commitment to mixtures of masonry materials, as well as F.2.b, which allows for non-masonry materials for architectural styles that do not lend themselves to the use of masonry materials.

Example elevations are NOW provided – see Exhibit D within Attachment 3 – but the language in F.2.b does NOT commit to these exact/particular elevations for future homes within the project.

The lack of specificity of exactly what is being requested create a major staff concern for the future implementation (enforcement) of this provision when a Residential Building Permit is submitted under this PD. It leaves much gray area for the future home builder and future staff to make decisions about.

2. **Parkland** – Item J. of the applicant’s Development Plan details the Parkland specifics. The applicant has revised this to propose that between 1 and 3 ‘pocket parks’, amounting to 0.54 acres, will be created in to-be-determined locations within the project, “...with approval by Planning Department staff”.

The parkland, by acreage, is now equal to that required if this were a by-right R-1 subdivision. The up-front recreational improvements are the added value for the increased density achieved with 6,000 SF minimum lot sizes.

The inclusion of additional parcels of private HOA-owned and maintained Parkland moves toward Staff's issues of the recapture of usable open spaces for the recreation and enjoyment of the future residents. However, the lack of specificity to demonstrate the commitment is still a staff concern, as well as putting off the decision (and thus enforcement of this) to future staff.

While it is not Staff's position to design projects for the applicant, a suggestion for a park property design that would unite the two currently proposed park lots will be part of the Staff presentation at the meeting.

3. **FM 973 Pedestrian Path/Utility Easements** - The applicants Development Plan has reintroduced a means for a pedestrian access/pathway, and redesigned the means for utility easements, along the entire front of FM 973 for this project (*after removing the pedestrian portion on the 5th submittal, while the previous 4 submittal included it*). See Exhibit B of Attachment 3.

The applicant now proposes to:

1. Split the original 20' dimension, creating:
 - a. A series of HOA lots, ten-feet (10') in width, along the entire frontage of FM 973, identified as being a wastewater easement as well as a 'hike and bike' easement.
 - b. A 10' water line (only) easement immediately adjacent the HOA lots just described in #1, which would occupy a 10' portion within the rear and/or side yards of all the lots that would otherwise abut FM 973 save for the now proposed 10' area just described in #1.
2. Provide a 5' trail made of decomposed granite (owned/maintained by HOA)

Staff concerns are as follows:

- a. The inclusion of the Water easement within the private residential lots is not supported for many practical reasons, be it the space needed to physically access the line should it need unearthed, to the inconvenience and intrusion into tens of separate property owners back or side yards.
- b. The resolution would be to:
 - i. Create one (or more) 20' wide lot(s) adjacent the FM 973 frontage of the property.
 - ii. Create a 20' water and wastewater utility easement overtop the lot(s).
 - iii. A trail within the space and over-top underground utilities is permitted.
- c. The width and material are substandard for ADA compliance, usefulness as a year-round bicycle path, and short and long-term maintenance. Recommendation is a concrete six-foot (6') wide trail surface that complies with all ADA regulations, installed with the infrastructure for the phase within which the segment is a part of.
- d. Clarification as to when and by whom the trail portions through the 2 commercial tracts will be constructed.

4. Errors within the Comparison Table (last page of Attachment 3) – Several aspects of the comparison table are mis-stated or in error:
- The “Item” column:
 - o The ‘Garage Requirement’ is a misnomer, as there currently is no requirement for garages. Rather, Section 4.3.4.1 states that “Minimum of one (1) covered parking space per dwelling unit for single-family...located behind the front building line setback and also on the same lot as the unit(s) it is serving.”
 - o No mention of the Minimum dwelling size of 1,400 SF which is part of the R-1 District standards (Section 2.7).
 - The “St. R-1 Ordinance – By-Right” column:
 - o In the ‘Garage Requirement’ row, “1 Car carport” is incorrect, see section above. Applicant has the option of how to accomplish the covered parking, be it a garage, carport, or other.
 - o In the “Front Porch” row, ‘None Required’ is incorrect. Section 4.3.4.4 requires a Covered Front Porch for residential use or District.
 - o In the “Fencing...” row, ‘6’ tall’ is incorrect. Section 3.5.2.12.a permits fences of 8’ in height along side and rear yards/lot lines (only 4’ if in front of the primary structure).
 - The “Std. Residential Planned Dev. – By-right” column:
 - o There is nothing “by-right” about a Planned Development district, given that each and every submittal of a rezoning request to a unique PD District is a legislative request of the City Council, and which gets adopted as its own unique Ordinance to the City Code.
 - o Under the R-1 District as the “base”, the only computable number is the 6,000 SF minimum lot size, whereby that is the farthest deviation from the 7,000 SF of the R-1 District that can be requested. All other numerical dimensions are eligible for complete revision under a PD proposal.

Staff Recommendation

Due to the outstanding issues stated in this report, Staff is not able to recommend approval of the rezoning request as presented.

Attachments:

1. Proposed Ordinance 2017-32
2. Exhibit A – Legal Description
3. Exhibit B – Development Plan & Exhibits

ORDINANCE NO. 2017-32

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, T.B. RR. SURVEY, ABSTRACT NO. 315, AND M. DENTLER SURVEY, ABSTRACT NO. 211, GENERALLY LOCATED ON THE WEST SIDE OF FM 973 SOUTH OF CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT R-1 (ASSIGNED AT ANNEXATION) TO PLANNED DEVELOPMENT, R-1 PD AND B-1 PD; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 14, 2017, to consider the request made by Packsaddle Partners, LLC and Hafernik Farm Group, as Applicant Agent and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the zoning request, and recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-32 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-32, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT B

(Development Plan and Exhibits)

DRAFT

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAFERNIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2,760.45 FEET TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 347.70 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2323.70 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) **SOUTH 82°36'18" EAST**, FOR A DISTANCE OF 1916.08 FEET TO A CONCRETE MONUMENT FOUND;
- 2) **SOUTH 21°47'09" EAST**, FOR A DISTANCE OF 126.85 FEET TO A CONCRETE MONUMENT FOUND;
- 3) **SOUTH 82°33'45" EAST**, FOR A DISTANCE OF 256.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

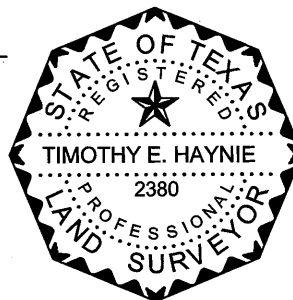
NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

 08-03-17
TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380

**EXHIBIT "A"**

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

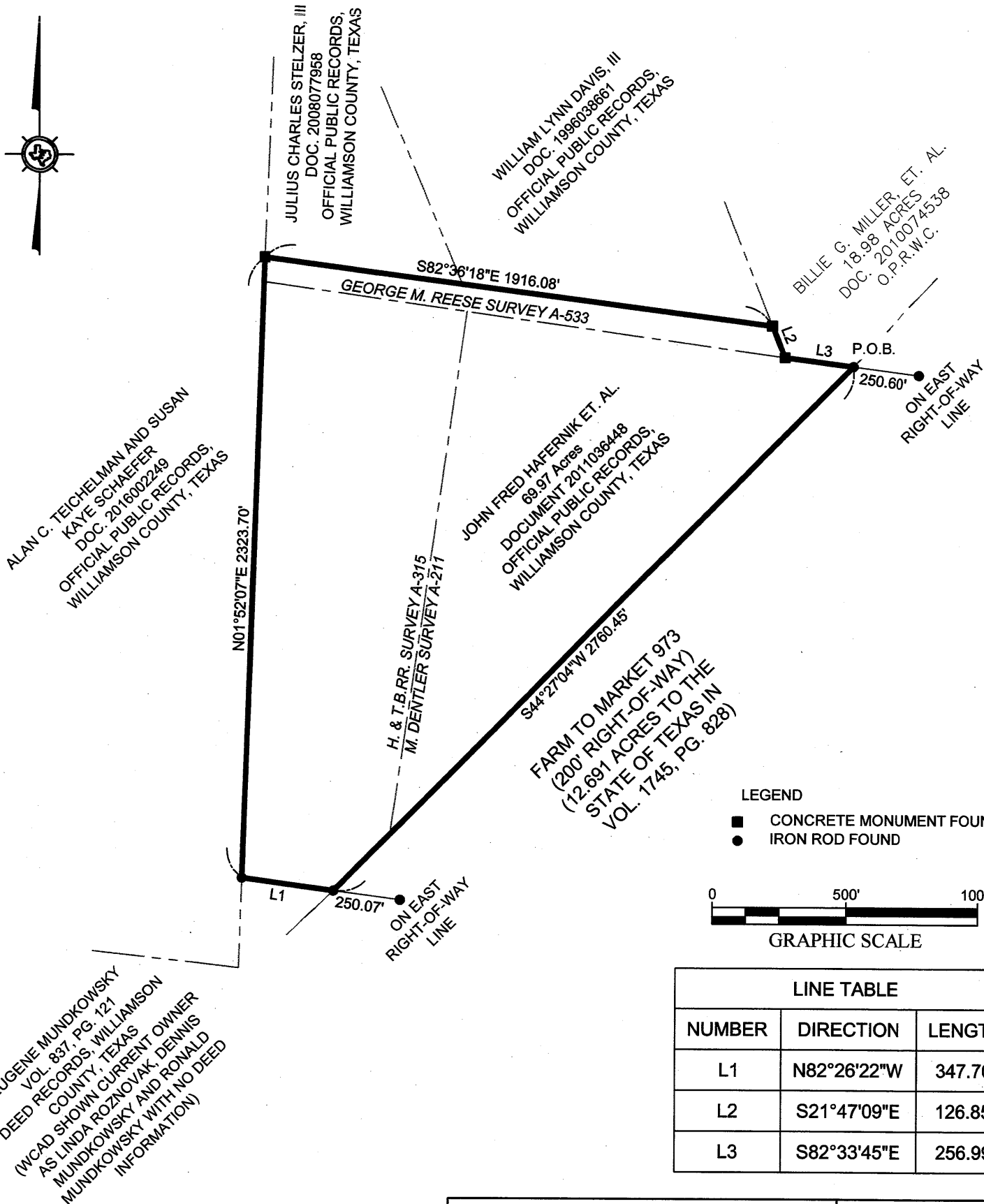
JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:
1 OF 2



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND



GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N82°26'22\"W	347.70'
L2	S21°47'09\"E	126.85'
L3	S82°33'45\"E	256.99'

EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:

2 OF 2

SUNDANCE DEVELOPMENT

Taylor, Texas
Planned Development
Development Plan

A. PROPERTY

The Sundance Planned Development District encompasses approximately 69.97 acres located immediately South of the High School on the west side of FM 973, Taylor, Texas and more particularly described in Exhibit A. It is hereinafter referred to as “the property.”

B. PURPOSE

This Planned Development Development Plan (PDDP) serves to augment and/or modify the standards for development outlined in the City’s Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, high quality development not otherwise anticipated by the underlying base zoning district. The PDDP, is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch 2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. APPLICABILITY AND BASE ZONING

The property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the R-1 (Single Family Residential) zoning district and by B-1 (Local Business) zoning district, and other sections of the Code, as applicable. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

All other Ordinances within the Code, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control. In the case that this PDDP does not address a specific item, the City of Taylor development regulations shall apply.

D. SITE LAYOUT PLAN

A Preliminary Concept Plan has been attached to this Development Plan as Exhibit B to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, commercial areas, and park areas that will be developed in multiple phases as shown in Exhibit B, provided the minimum requirements of the PDDP are met. Approval of this PDDP and Concept Site Layout Plan does not constitute approval of a subdivision plat.

E. PERMITTED USES

The primary use of the property shall be for single family detached dwellings. In addition, there will be approximately five (5) acres consisting of two lots for local retail commercial use. Accessory uses not specifically covered by this Plan shall be regulated by:

1. R-1 Zoning District

2. B-1 Zoning District, prohibited uses:

- Appliance Rental
- Amusement Commercial (Outdoor)
- Aquariums
- Associated Outside (accessory) uses (or Storage)
- Auto Financing and Leasing (No Outdoor Lot or Display)
- Auto Repair, Major or Minor
- Bed and Breakfast Inn Facility
- Boarding or Rooming House
- Cemetery or Mausoleum
- Check Cashing Service and Loan Agency
- Convent or Monastery
- Country Club (Private)
- Food Bank or Pantry
- Fraternal Organization, Lodge, Union Hall or Civic Club
- Funeral Home or Mortuary
- Greenhouse (Non-Retail/Hobby)
- Halfway houses
- Heliport, Helistop
- Kennel (Indoor Pens)
- Laundromat (Or Self-Service Washateria)
- Rehabilitation Care Facility (Halfway House)
- Sewage Pumping Station (Public)
- Sexually Oriented Business
- Small Wind Energy System (Ord 2010-44, 11/4/10)
- Train stations
- Water Treatment Plant

F. DEVELOPMENT STANDARDS

1. Single Family Development Standards

Minimum lot size	6,000-SF
Minimum front lot width	50-ft
Minimum rear lot width	50-ft
Minimum lot depth	100-ft
Minimum radial lot width front & back	40-ft cord measurement at building line
Minimum front setback	25-ft typical
Minimum garage door setback	25-ft or 15-ft for side entry
Minimum side setback	5-ft, 15-ft street side corner lots
Minimum rear setback	10-ft
Minimum accessory building setback	5-ft, not permitted in any street yard setback
Maximum height primary building	35-ft
Maximum height accessory building	10-ft, 7-ft on lots adjacent to FM 973 ROW

Corner lots shall be 10-ft wider than the narrowest lot in the block.

Fences on street side of corner lots shall be set back 10-ft from property line, thus not within the 10-ft PUE.

Sidewalks to be provided on both sides of residential streets.

See Exhibit F for Comparison of this PDDP to the Standard City R-1 Ordinances and City R1 Residential Planned Development Ordinance. Referenced Documents include: Ch 2 Zoning Districts Article II 2.7 – R-1 Single Family Residential District, Chapter 4 - Property Development Standards 4.1 – Residential Property Development Standards, CH 28 – Vegetation Article II Landscape Requirements and Standards; Preservation, Protection and Planting of Trees, Ch 2 Article IV – Planned Development Districts 2.17 – Residential Planned Development District (RPD).

2. Masonry Façade Requirements

The exterior finish of all sides of single-family homes within the Plan shall be masonry, except non-load bearing elements such as doors, windows, trim, and accents. Gables, roofs, soffits, porches, and patios may also be of a non-masonry material. Masonry shall be defined as stone, brick, two-step hard coat stucco, and up to 75% of horizontally installed cement based siding excluding panelized wall systems. Façade requirements are further regulated as follows:

- a. Two story homes on corner lots and adjacent to FM 973 shall be constructed with 90% masonry on exposed surface walls facing roadways, except non-load bearing elements such as doors, windows, trim, gables, roofs, soffits, patios, porches, and accents.
- b. Exempt from the above masonry requirements are units in which stylized architecture is utilized. In these cases, alternative exterior finishes are permitted, including but not limited to, board and batten, cedar shake, ship lap, 4" and 6" masonry siding in both horizontal and vertical installations and dry stacked stone, see Exhibit D.

3. Building Elevations

Exterior elevations shall vary so that no three or fewer adjacent lots shall have the same elevation. Building elevations on lots directly across from one another must also differ.

4. Exterior Lighting.

Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Chapter 5 of the Zoning Ordinance related to outdoor lighting.

5. Garages

All homes will have a 2 car garage.

6. Patios & Porches

All homes shall have:

- a back patio with minimum area of 100-sf
- a covered front porch.

7. Commercial Development Standards

Buildings will consist of 60% masonry, with the front being a combination of masonry and stucco and glass, sides and back of buildings will be standing seam metal, masonry siding or stucco with 4-ft masonry wainscot, see attached Exhibit C.

G. VEHICULAR ACCESS AND CIRCULATION

A minimum of two access points onto FM 973 are planned, one in Phase 1 and one in Phase 2.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan. All single family lots shall contain the following landscaping, located outside of the easements along the rights-of-way:

1. One (1) – 2-inch caliper shade tree in the front yard.
2. Five (5) – 5-gallon shrubs.
3. All corner lots shall include an additional 2-inch caliper shade tree in the front yard.

4. All single family lots shall have drought resistant grass, such as Bermuda or Buffalo Grass, all yard areas to be sodded. Synthetic lawns or plants are prohibited.

I. SIGNAGE

Entry feature signage will be placed at the north most subdivision entry, and will be in accordance with Chapter 24 of the Code.

J. PARKS

Parks (primary and pocket) will be provided, owned, and maintained by a Homeowners Association. Primary parks will be located as shown on the Preliminary Concept Plan, Exhibit B. Pocket parks, minimum of one and maximum of three, shall be located with approval by Planning Department Staff.

Primary park acreage provided 2.96-ac, parkland acreage required by-right should be:
 $69.97\text{-ac} \times .05 (5\%) = 3.4985\text{-ac}$ Say 3.5-ac of parkland required.

Pocket parks shall make up the remaining required 0.54-acres bringing the total parks acreage to 3.5-acres.

Amenities for each of the two primary parks are to be installed by the developer prior to City acceptance of the phase development improvements for which the park is in. Amenities in the two primary parks will include:

1. Walking trail – 5-ft wide decomposed granite, located as noted in Exhibit B.
2. Park benches – minimum of two.
3. Soccer goals – minimum of two, placed in the green space of the detention ponds.
4. Play scape – one combination structure, see Exhibit E for examples.
5. Along the lot lines between parkland and residential, a six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence.

K. FM 973 FRONTAGE

1. Fencing - Residential rear lot line fencing adjacent to FM 973 Right-Of-Way shall consist of six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence. This fencing shall be owned and maintained by the HOA.
2. Hike & Bike Trail – Shall be 5-foot minimum in width, constructed of decomposed granite, and shall be owned and maintained by the HOA.

L. TRAFFIC IMPACT ANALYSIS

A Level II Traffic Impact Analysis to be submitted as part of the Final Plat submission and approval process.

M. PLAN MODIFICATIONS

Changes shall be in accordance with Ch 2 Article IV, Section 2.17.8 Minor Changes to Site Plan, unless otherwise stated in this PDDP.

EXHIBIT A



1

(1) MIN. 60% OF LEDGE STONE REQUIRED;
(2) MIN. 15% OF WINDOW/DOOR OPENING REQUIRED;
(3) DESIGN FEATURES:
a) STANDING SEAM METAL ROOF AT CANOPY AND PORCH ROOF
b) ENTRY PORCH
c) ORNAMENTAL WINDOWS
d) PROJECTED CAST STONE BAND AT 36" A.F.F.



(2)

Drawn by: SDR
Checked by:
Approved by:
Job Number:
Date: 10/11/17
Submitted Type:
RAFFLES ONLY - NOT FOR COMPLETION
Cash File:
Sheet Title:
COMMERCIAL MOCK-UP FOR

EXHIBIT C

EXHIBIT D





6742 CTX - A



6740CTX-A



6719CTX-E



EXHIBIT E

ELE400050 Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line Multi play structures

Product category ELEMENTS™

Best user age 2 - 5

Max. fall height (Feet) 217

Total height (Feet) 300

Safety zone area 38 m2



GATHERING



CLIMBING



SLIDING



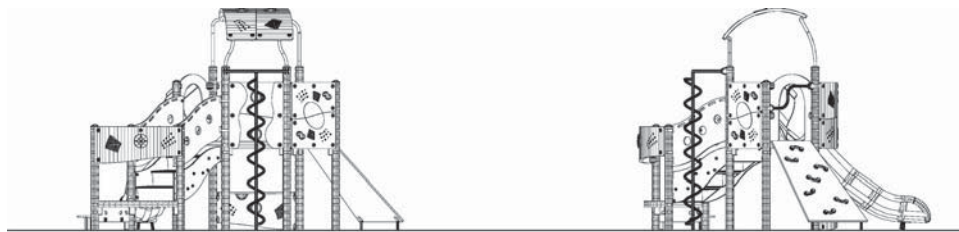
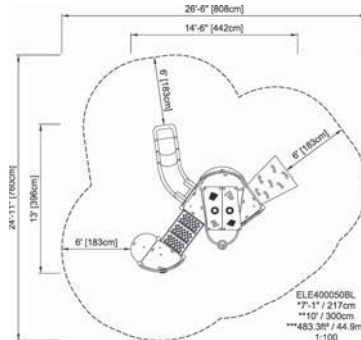
PRETENDING



EXPERIMENTING



ASTM



ELE400050BL
ELE400050GR
ELE400050RE
1:100

* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

To verify product certification, visit www.ipema.org

PCM211804

Double Tower with Tower Net,
Physical, Plastic Tube Slide ADA



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



CLIMBING

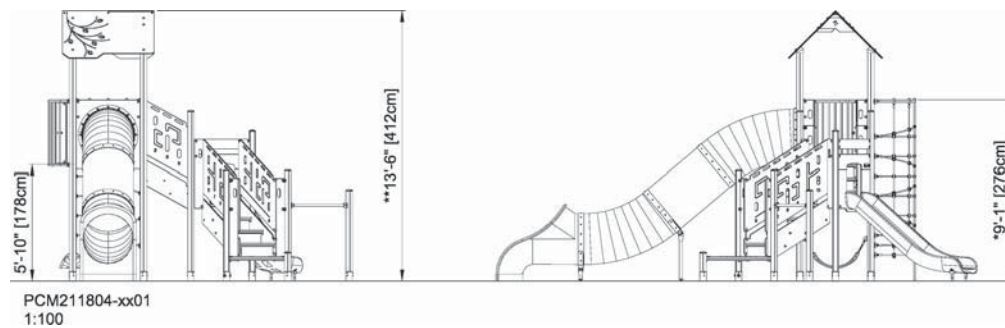
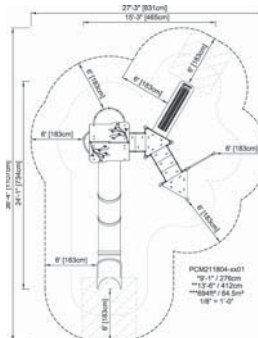


SLIDING



IN-
GROU.

ASTM



* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

**STANDARD ORDINANCE, AND STANDARD RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE, AND PLANNED DEVELOPMENT DEVELOPMENT PLAN
COMPARISON TABLE**

EXHIBIT F

Item	St. R-1 Ordinance - By-Right	Std. Residential Planned Dev. - By-Right	Sundance Subdivision PDDP (* - Exceeds By-Right)
Zoning	R-1	R-1	R-1
Side Setback	5'	None noted	5'
Street Side Setback	10'	None noted	* 10' + PUE fence restriction
Front Setback	25'	None noted	25'
Rear Setback	10'	None noted	10'
Lot Width	70'	None noted	50'
Lot SF	7,000	6,000	6,000
Min Lot Depth	100'	None noted	100'
Corner Lots	5' Wider than avg . interior lots in block	None noted	* 10' Wider than average interior lots in the block
Max Accessory Height	N/A	N/A	* 10' (7' along TxDOT ROW)
Parkland	5% Residential Area	None noted	* 5% Residential & commercial area + park improvements
<i>2 Primary Parks with improvements including: soccer goals, benches, playscapes, walking trail, upgraded fencing along residential lots & 1 to 3 Pocket Parks located between Major Parks</i>			
Sidewalks	1 Side of residential street only	None noted	* 2 Sides of residential streets
Exterior Finishes	3 Sides masonry (1st floor only), full facade	None noted	* 4 Sides masonry / Architectural exceptions
Garage Requirement	1 Car carport	None noted	* 2 Car Garage
Back Patio	None required	None noted	* 100 SF
Front Porch - Covered	None required	None noted	* Front Porch - Covered
Landscaping	None required	None noted	* Full sod yards front & back, 1 tree/5 shrubs typ., corner lots 2 trees/5 shrubs
Fencing/Maintenance Along TxDOT ROW	6' Tall	None noted	* 6' Tall fencing w/ masonry columns at 50' centers
Trail/Esmt/Maintenance Along TxDOT ROW	None required	None noted	* 5' Wide Trail/WW/Esmt/HOA Maintenance
Architectural - No repeating structures	None required	None noted	* No 3 adjacent homes w/ same floor plan either side street