



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods West Townhomes Plat 1 – **PREPARED BY:** Bill Mettee, Planner
Preliminary Plat, Final Plat & Site Plan

REPORT DATE: July 7, 2023

MEETING DATE: July 11, 2023

GENERAL INFORMATION

Applicant: D.R. Horton

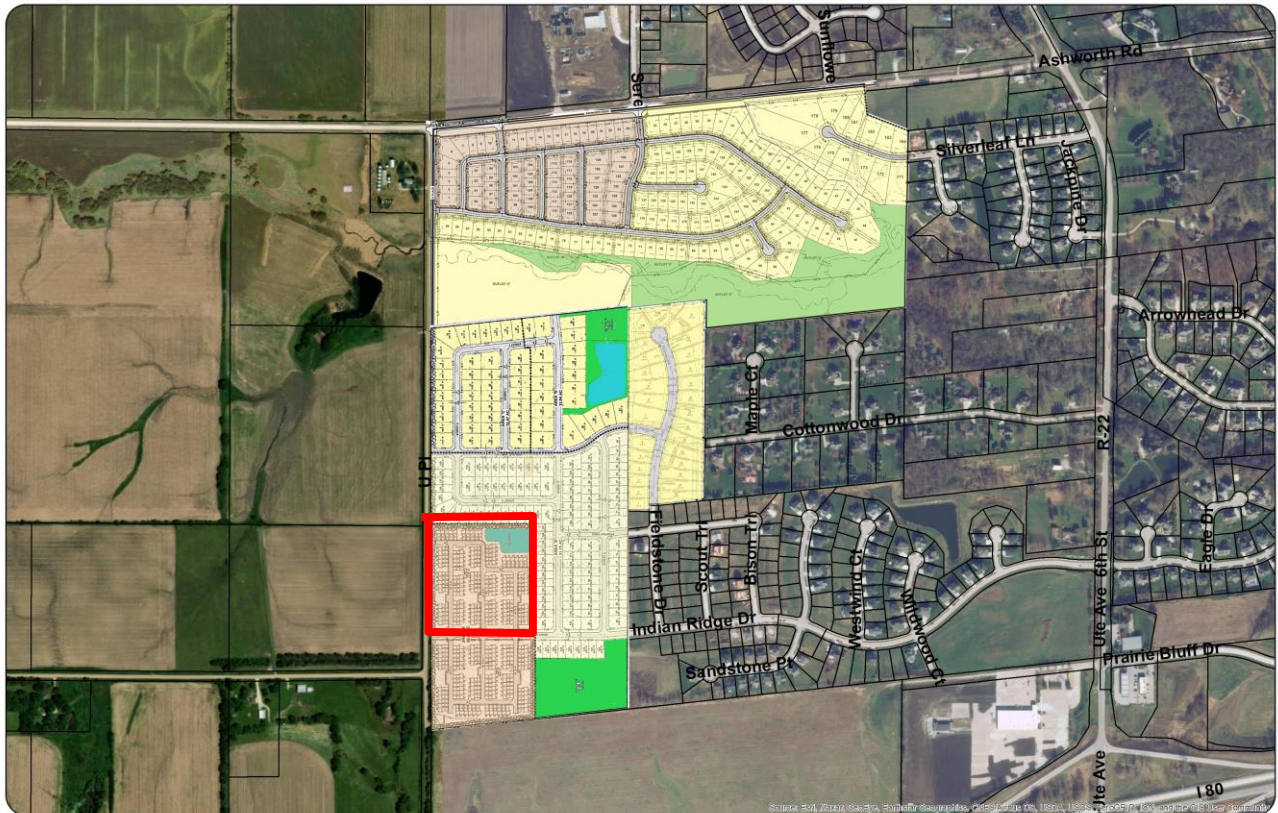
Owner: CMBK LC

Owner's Representative: Erin Ollendike, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat, final plat and site plan for a multi-family townhome development.

Location and Size: Property is generally located north of Interstate 80 and west of R-22/Ute Avenue, containing approximately 10.85-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single-Family Residential	R-4 (Row Dwelling and Townhome Dwelling District)
North	Vacant – Undeveloped	Single-Family Residential / Open Space	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped	Single-Family Residential / Open Space	R-4 (Row Dwelling and Townhome Dwelling District)
East	Painted Woods West Plats 1 – 4	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
West	Vacant – Undeveloped	Single-Family Residential	Dallas County Zoning

HISTORY

The subject property is located within the existing Painted Woods West Development. The property was zoned R-4 in 2022, as part of Painted Woods West Phase 2 rezoning.

PROJECT DESCRIPTION

LOTS & SITE PLAN

The final plat and site plan identify a total of 57 lots that are intended for a townhome development. The lots will be developed in one phase. The lots range in size from 1,755 square feet to 2,080 square feet. All proposed lots meet or exceed the minimum requirements of the R-4 zoning district. The bulk regulations for the R-4 zoning district are included below in Table I.

Table I: R-4 requirements.

Category	R-4 District
Lot Area	3,500 square feet per unit
Lot Width	20 feet per unit
Front Yard Setback	30-feet (perimeter)
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)
Dwelling Units (DU) per Acre (maximum)	12 DU / acre

The applicant is unsure if the units will be rentals or owner-occupied. With each unit on its own individual lot, either is possible. A total of 57 units are shown on the site plan. Building sizes shown include 5-unit and 6-unit buildings. Two (2) 6-plexes and nine (9) 5-plexes are proposed. All units will be 3-bedroom and be 1,511-square feet in area. All buildings will be two-story buildings will have a two-car attached garage.

PARKING

A total of 126 parking spaces are required. The site plan identifies that 228 spaces are provided which includes 12 visitor spaces.

STREETS AND TRAIL

All units will be accessed by the series of private internal streets. The development will be accessed from the extension of Indian Ridge Drive. Sidewalks will be provided internal to the site to provide pedestrian access. A 10-foot wide trail will be installed along the north side of Indian Ridge Trail with the plat improvements.

UTILITIES

All units will be serviced by private utilities extended through the development. Stormwater detention will be provided in a pond in the northeast corner of the site. The homeowners association will be responsible for the maintenance of the pond and private utilities. Garbage and recycling services will be provided for each unit.

EASEMENTS

All proposed easements have been indicated on the final plat. All utilities are to be privately owned and maintained. Landscape buffers will be installed along the east and north sides of the development. The proposed landscape buffer along the west side of the development will be installed when the west half of the lot is developed.

PARKLAND DEDICATION

Parkland dedication is required due to the residential nature of the project. A total of 0.83-acres is required. Parkland dedication requirements are being met through the overall Painted Woods West Development.

BUILDING ELEVATIONS

Elevations of the various unit styles have been provided. The proposed units meet the requirements of the Site Plan Ordinance. Proposed materials include lap siding, board and batten, shake siding and stone. Multiple color schemes have been provided to provide differentiation between the buildings.

STAFF RECOMMENDATION

All proposed lots and units meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat and site for Painted Woods West Townhomes Plat I subject to remaining staff comments and review of the legal documents.