



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Painted Woods West Townhomes Plat 3 – **PREPARED BY:** Elizabeth Cramblet, Planner  
Preliminary Plat, Final Plat & Site Plan

**REPORT DATE:** January 7, 2025

**MEETING DATE:** January 14, 2025

### GENERAL INFORMATION

**Applicant:** Civil Design Advantage

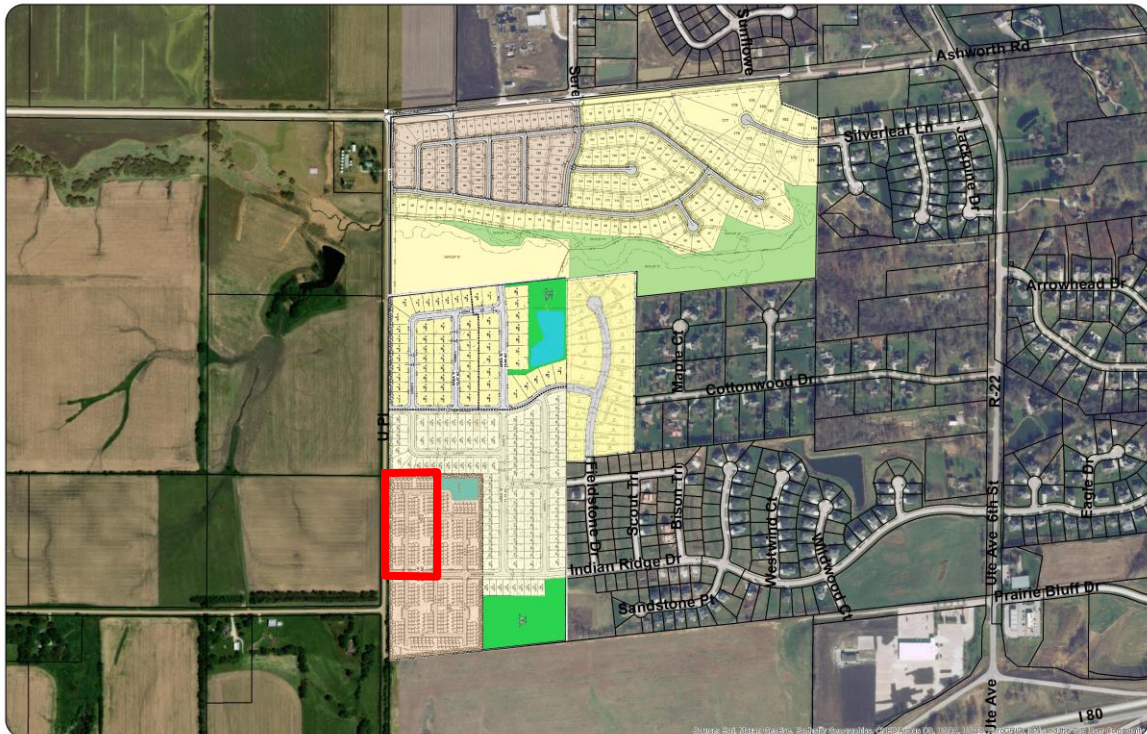
**Owner:** JJR Holdings, LLC

**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 6<sup>th</sup> Street, containing approximately 4.05-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	Painted Woods West Townhomes Plat 2	Single-Family Residential / Open Space	R-4 (Row Dwelling and Townhome Dwelling District)
East	Painted Woods West Townhomes Plat 1	Single-Family Residential / Open Space	R-4 (Row Dwelling and Townhome Dwelling District)
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 42 lots that are intended for a townhome development. The lots will be developed in one phase. 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
<b>Lot Area</b>	3,500 square feet per unit
<b>Lot Width</b>	20 feet per unit
<b>Front Yard Setback</b>	30-feet (perimeter)
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)
<b>Dwelling Units (DU) per Acre (maximum)</b>	12 DU / acre

The applicant has indicated the units are to be owner-occupied. A total of 42 units are shown on the site plan. Building sizes shown include 5-unit and 6-unit buildings. Two (2) 6-plexes and six (6) 5-plexes are proposed. All units will be 3-bedroom and be 1,050-square feet in area. All buildings will be two-story buildings and will have a two-car attached garage.

## **PARKING**

A total of 93 parking spaces are required. The site plan identifies that 93 spaces are provided which includes 9 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 and Quinn Lane. Sidewalks will be provided internal to the site to provide pedestrian access.

## **UTILITIES**

All units will be serviced by private utilities extended through the development. Stormwater detention will be provided in a recently constructed 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 west and north sides of the development.

## **PARKLAND DEDICATION**

Parkland dedication is required due to the residential nature of the project. A total of 0.61-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 plan for Painted Woods West Townhomes Plat 3 subject to remaining staff comments and review of the legal documents.