

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mary Paron-Boswell
Sr. Planner

DATE: October 9, 2012

SUBJECT: Consideration of a zone change request from Light Industrial (LI) to Estate Town House (ETH), on 21.3 acres, located south of Vista Ridge Mall Drive, starting about 250 feet west of Denton Tap Road; further identified as Highpoint Oaks, Lot 1, Block B. The request is being made by Highpoint Oaks Ltd., the property owner (Case No. PZ-2012-10-10).

BACKGROUND:

The property is located on the southwest quadrant of Denton Tap Road and Vista Ridge Mall Drive and borders the City of Coppell. The portion of this site that the City of Coppell would abut is single-family, while other parcels surrounding this site in Lewisville to the east, west and north are zoned Light Industrial. The properties in Coppell were zoned single-family residential (SF-7) in 1996 and platted in 1997 and 1998. There are 226 residential units in the Coppell Greens Phases 1 and 2, spanning 62 acres. Denton County appraised values range from \$168,000 to \$286,000 and average approximately \$225,000.

ANALYSIS:

The proposed residential development for the Lewisville tract has Gehan Homes as the developer of the project. This project would abut the residential component in Coppell and the portion of the site fronting Denton Tap will remain commercial offering a buffer for the homes. Vista Ridge Mall Drive also offers a buffer from the commercial industrial uses across the street. Gehan Homes is proposing approximately 86 residential lots that will be roughly 6,000 square feet in size which exceeds the minimum 4,000 square foot lot requirement for ETH. In discussion with Gehan Homes they are planning on offering a variety of housing plans that will range from 2,000-3,200 square feet. Renderings provided by the developer show an array of facades with brick and stone. Other architectural elements according to their letter are "minimum 8:12 roof pitches, stone enhancements, and generous backyards". Pricing for this product is proposed to start in the mid \$200,000's to the low \$300,000's, in line with the surrounding homes in Coppell.

RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change request from Light Industrial (LI) to Estate Townhouse (ETH) District Zoning.

PZ Meeting:	Oct. 16, 2012
CC Meeting:	Nov. 19, 2012
Case #	PZ-2012-10-10



LEWISVILLE
See How We're Doing

DO NOT WRITE ABOVE THIS LINE

**ECONOMIC DEVELOPMENT & PLANNING DIVISION
 APPLICATION FOR ZONE CHANGE**

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNERS MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: HIGHPOINT OAKS, LTD
MAILING ADDRESS: 8333 DOUGLAS AVE STE 110, DALLAS, TX 75225
PHONE NUMBER: 469.533.4100 **FAX NO.:** 469.533.4150 **E-MAIL:** tcoltart@realtycapital.com
OWNER SIGNATURE: [Signature] **DATE:** 9/27/12
PRINTED NAME & TITLE (IF ANY): Tim Coltart, Executive Vice President

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER): Gehan Homes - Michael Neitzel
MAILING ADDRESS: 15725 North Dallas Parkway, #300, Dallas, TX 75001
PHONE NUMBER: 972-383-4304 **FAX NO.:** _____ **E-MAIL:** mneitzel@gehanhomes.com
APPLICANT SIGNATURE: [Signature] **DATE:** 9/28/12
PRINTED NAME & TITLE (IF ANY): Michael Neitzel - Manager

NAME OF REPRESENTING AGENT (IF ANY): JBI Partners, Inc. - Thomas Juhn
MAILING ADDRESS: 16301 Quorum Dr. #200B, Addison, TX 75001
PHONE NUMBER: 972738-0226 **FAX NO.:** _____ **E-MAIL:** tjuhn@jbipartners.com
AGENT SIGNATURE: [Signature] **DATE:** 9/28/12
PRINTED NAME & TITLE (IF ANY): Partner

PRESENT ZONING: LI **REQUESTED ZONING:** ETH **TOTAL LAND AREA (ACRES):** 21.3

PROPERTY IDENTIFICATION (LOTS, BLOCKS, TRACTS, ABSTRACTS):
Lot 1, Block B High Point Oaks Cabinet P, PG 206

ADDRESS AND LOCATION OF THE PARCEL(S):
South of Vista Ridge Mall Dr. starting about 250' west of Denton Tap Road

APPLICATION & SIGN FEES (Please fill in appropriate blanks and enter total fee due)

<input type="checkbox"/> Less than 1/2 acre	\$ 150.00	<input type="checkbox"/> 25 acres up to 49.99 acres	\$ 750.00
<input type="checkbox"/> 1/2 acre up to 4.99 acres	\$ 250.00	<input type="checkbox"/> 50 acres up to 99.99 acres	\$1,000.00
<input checked="" type="checkbox"/> 5 acres up to 24.99 acres	\$ 400.00	<input type="checkbox"/> 100 acres and more	\$1,500.00

52 # of Zone Change Signs at \$35 per sign
 (1 sign required for each 5 acres (maximum of 5 signs per site)) \$ 1820

TOTAL DUE \$ ~~582.00~~ \$470



LEWISVILLE
 City of Lewisville, Texas

PROPOSED USE *(Required to be filled out before submitting application)*

Fully describe the proposed use(s) and plans for the property:

Residential Development

NOTE:

Items submitted by the submittal date does not guarantee placement on an agenda.

Items must be deemed complete before they will be placed on an agenda.

Economic Development & Planning
 151 W. Church Street • P.O. Box 299009 •
 Lewisville, Texas 75029-9002
 Tel: 972-219-3455 • Fax: 972-219-3698
www.cityoflewisville.com

Gehan[★]HOMES

September 28, 2012

VIA EMAIL: mparon@cityoflewisville.com

Mary Paron-Boswell
Sr. Planner
City of Lewisville, Texas

Re: Zoning application for Highpoint Oaks from LI to ETH

Dear Mrs. Paron-Boswell,

The following paragraph describes the community Gehan Homes intends to build at Highpoint Oaks in Lewisville:

“Located at the front door to Lewisville, Texas, Highpoint Oaks is a quiet 86 lot community sitting on top of a hill overlooking downtown Dallas. This excellent location at the intersection of Denton Tap Road and Vista Ridge Mall Drive is minutes from SH 121, providing outstanding access to anywhere in the DFW metroplex. Lewisville is home to Lake Lewisville, covering 46 square miles with recreational water and surrounded by over 20 parks for camping, hiking, fishing, and horseback riding. Highpoint Oaks will offer well appointed single family homes featuring minimum 8:12 roof pitches, stone enhancements, and generous back yards priced starting from the mid \$200's to the low \$300's.”

Please feel free to contact me should you need any additional information.

Best regards,

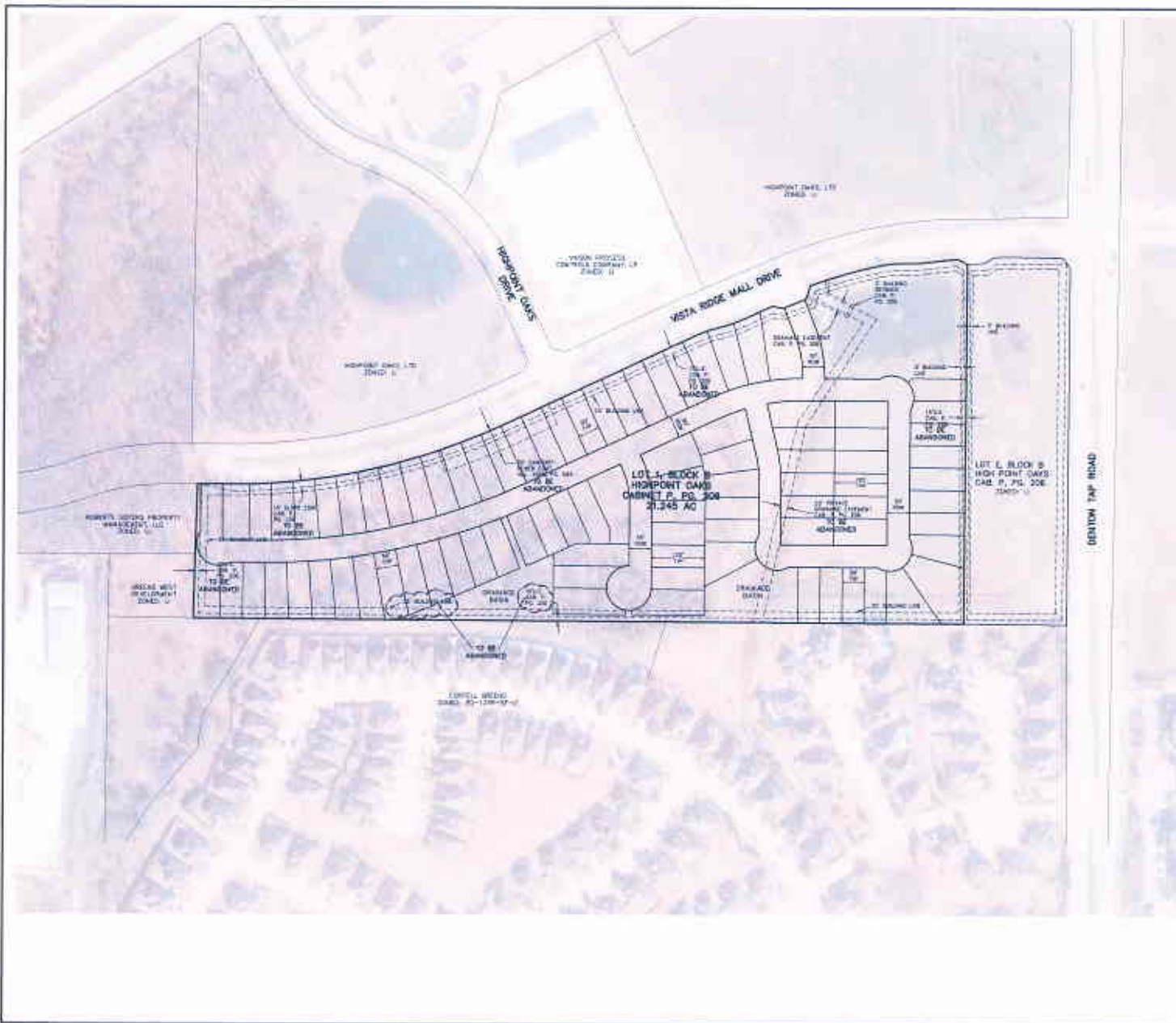


Michael Neitzel
Land Acquisition Manager
214-684-5798
mneitzel@gehanhomes.com

Designed for Your Life.

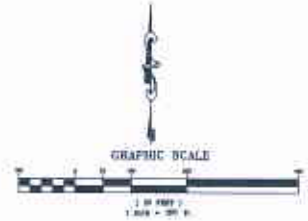
15725 N Dallas Parkway, Suite 300 ☎ Addison, Texas 75001 ☎ p. 972.383.4300 ☎ f. 972.383.4399

gehanhomes.com



LOCATION MAP

EXISTING ZONING: LI
 PROPOSED ZONING: ETH

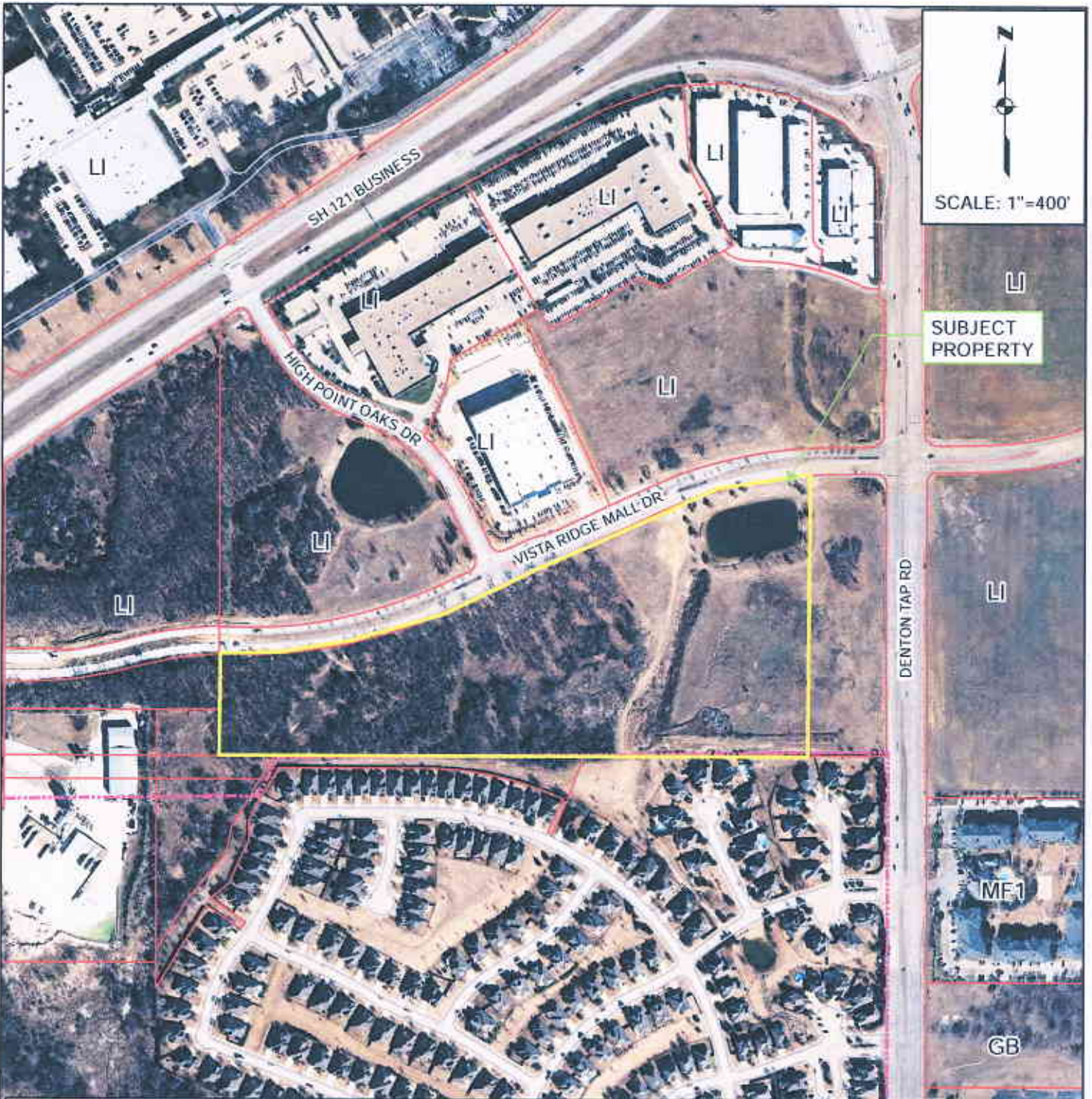


ZONING EXHIBIT MAP

21.245 ACRES OUT OF
 R.H. THOMPSON SURVEY-ABSTRACT NO. 1274
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

HIGHPOINT OAKS, LTD 5533 Douglas Avenue, Suite 110 Dallas, Texas 75225	OWNER
GENAN HOMES, LTD 15723 North Dallas Parkway, Suite 300 Dallas, Texas 75001 Contact: Minnie Rietzel	DEVELOPER (972) 383-4304
J&B PARTNERS, INC. 18301 Quorum Drive, Suite 200 B Addicks, Texas 75001 Contact: Tom John	SURVEYOR/ENGINEER (972) 738-0228

Prepared by: Maptek, Inc. Date: 10/17/2012 2:11 PM
 Drawing #: 13070203 2.11 PLN



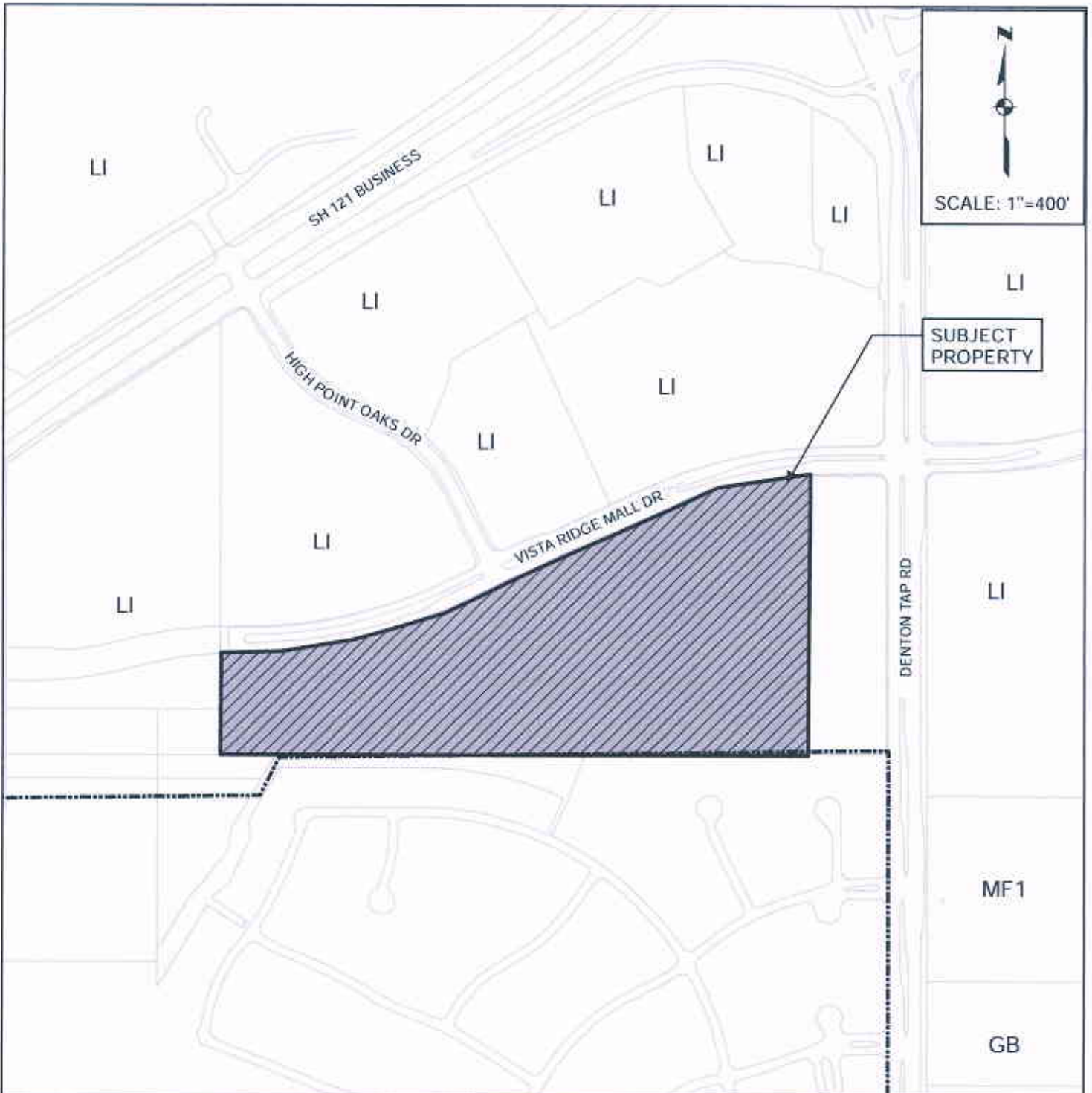
ZONING CASE NO. PZ-2012-10-10

NAME: HIGHPOINT OAKS LTD.

PROPERTY LOCATION: HIGHPOINT OAKS, LOT 1, BLOCK B (21.3 ACRES)

CURRENT ZONING: LIGHT INDUSTRIAL (LI)

PROPOSED ZONING: ESTATE TOWN HOUSE(ETH)



ZONING CASE NO. PZ-2012-10-10

NAME: HIGHPOINT OAKS LTD.

PROPERTY LOCATION: HIGHPOINT OAKS, LOT 1, BLOCK B (21.3 ACRES)

CURRENT ZONING: LIGHT INDUSTRIAL (LI)

PROPOSED ZONING: ESTATE TOWN HOUSE(ETH)



Zone Change Signs



















ELEVATION L



ELEVATION M



ELEVATION O



ELEVATION P



ELEVATION N



ELEVATION O



ELEVATION P
PLAN 2454
UPDATED: 08-20



ELEVATION N



ELEVATION O



PLAN 2731
UPDATED: 08-20

ELEVATION P



ELEVATION L



ELEVATION O



PLAN 2802
UPDATED: 09-20

ELEVATION P



ELEVATION M



ELEVATION O

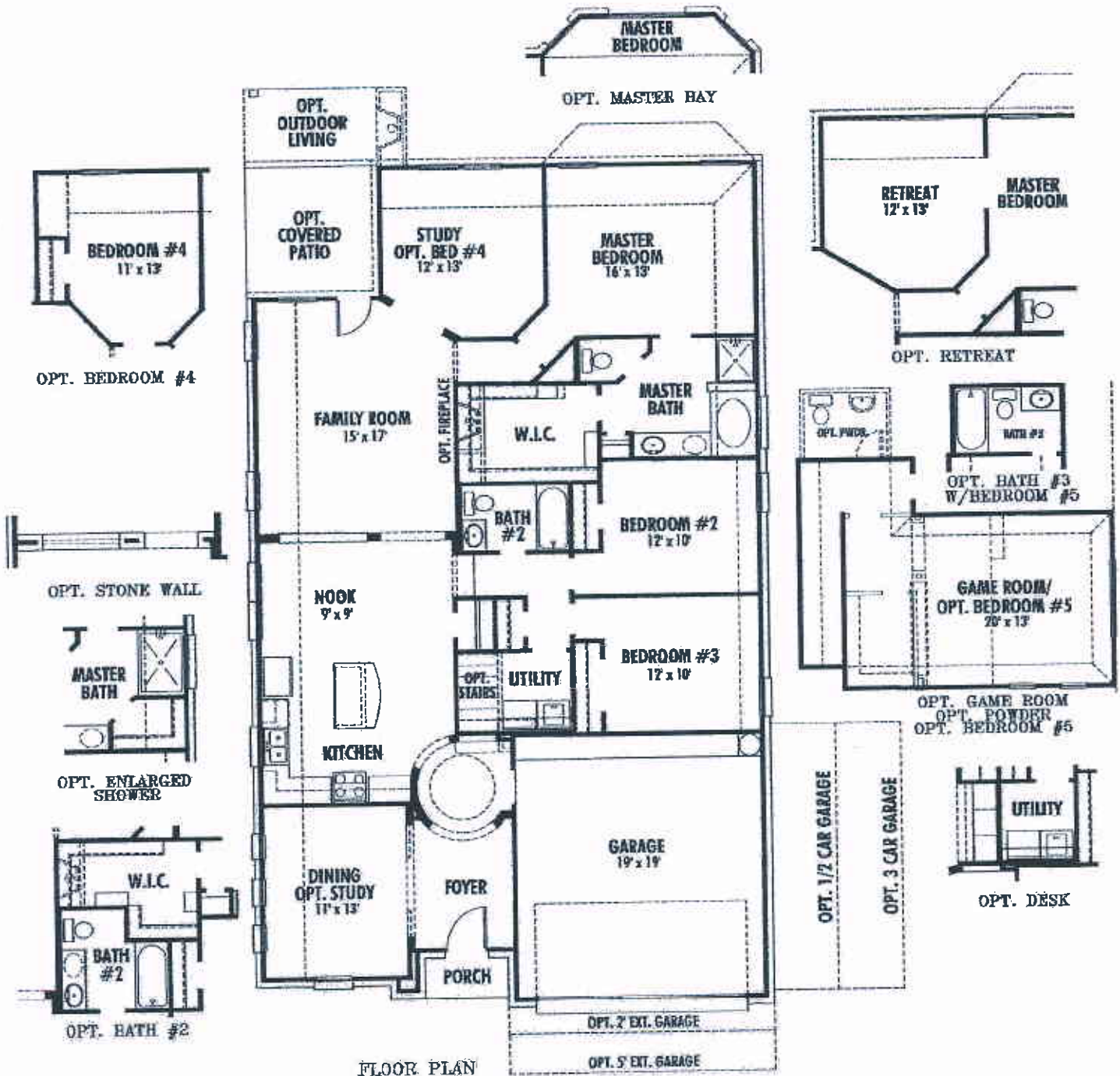


ELEVATION P
PLAN 3270
UPDATED: 08-20

Gehan HOMES

Laurel

Total Living Area 2020 SQ.FT



Architectural dimensions shown are nominal interior dimensions; room sizes, window placement and other dimensions may vary from these drawings. This brochure is for illustration purposes; it is not part of a legal contract. We reserve the right to change product features, brand names, architectural design and details.

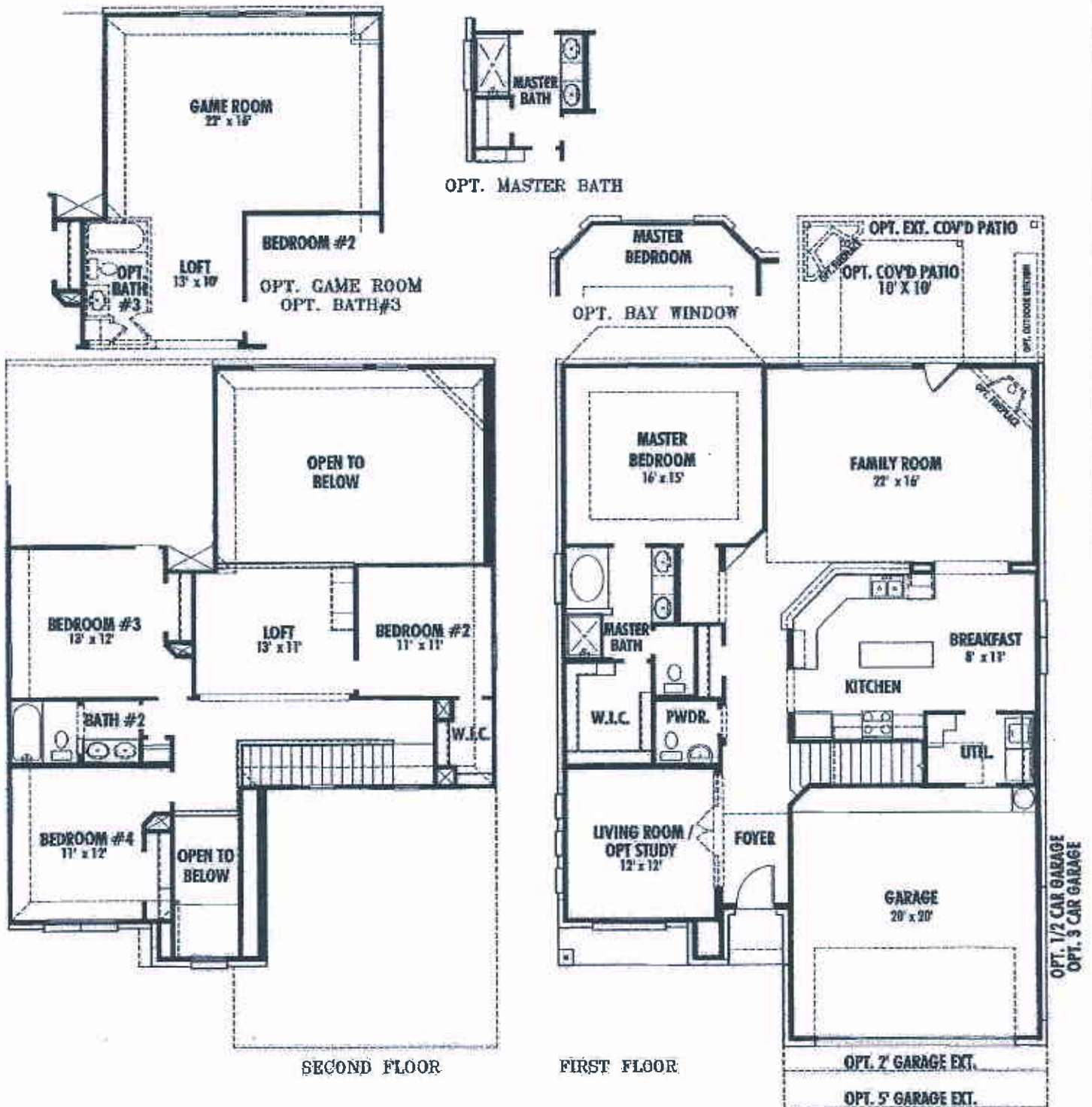
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UPDATED 08-20

Gehan HOMES

Yaupon

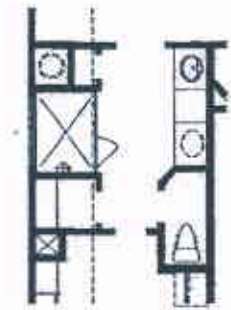
Total Living Area Approx. 2454 SQ. FT.



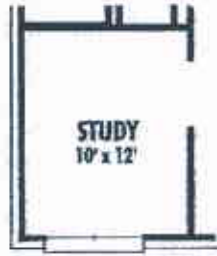
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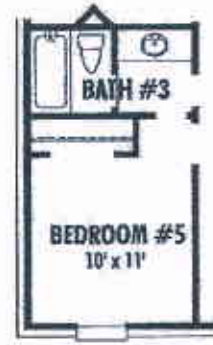
UPDATED 08-20



OPT. MASTER BATH

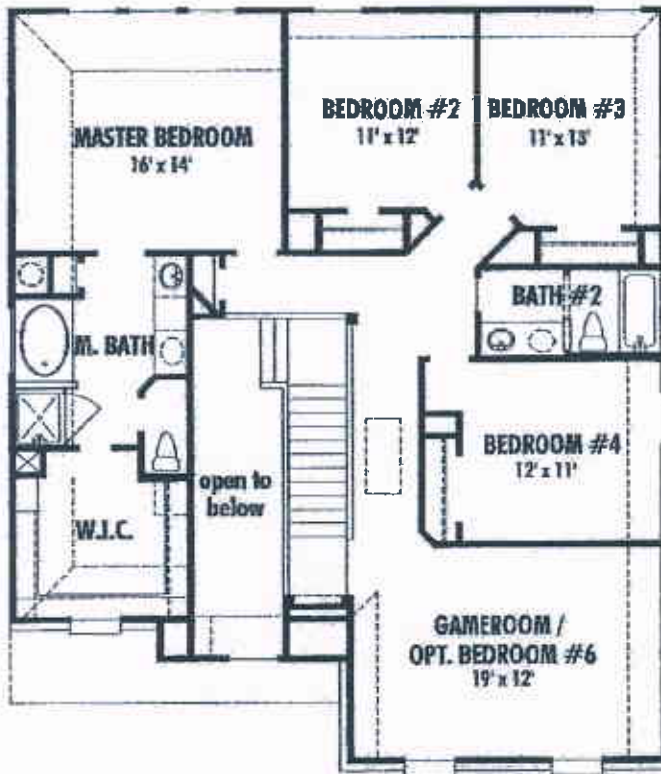


OPT. STUDY

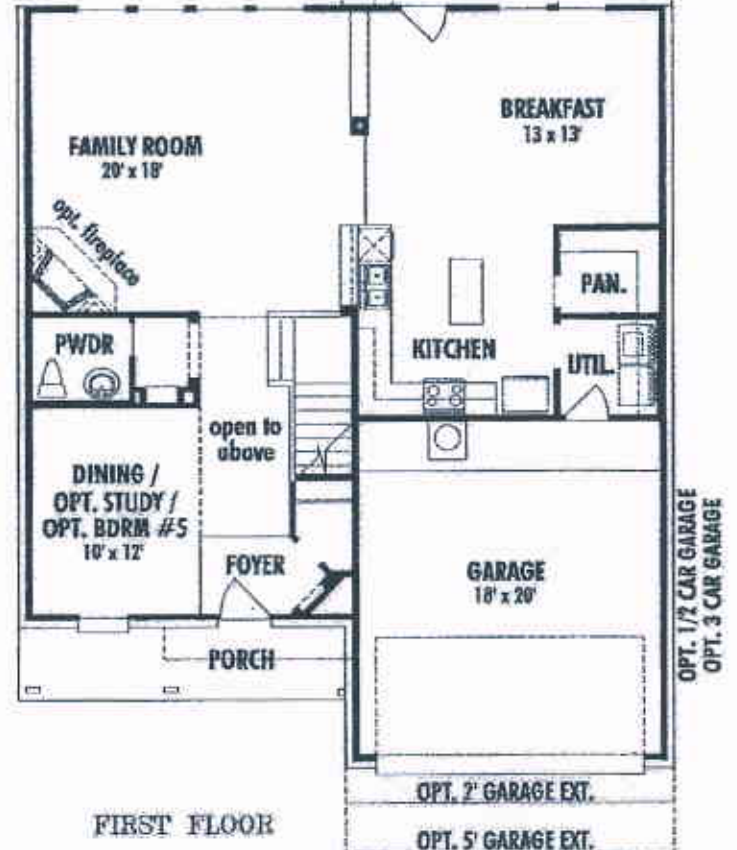


OPT. BEDROOM #5

OPT. STONE WALL



SECOND FLOOR



FIRST FLOOR

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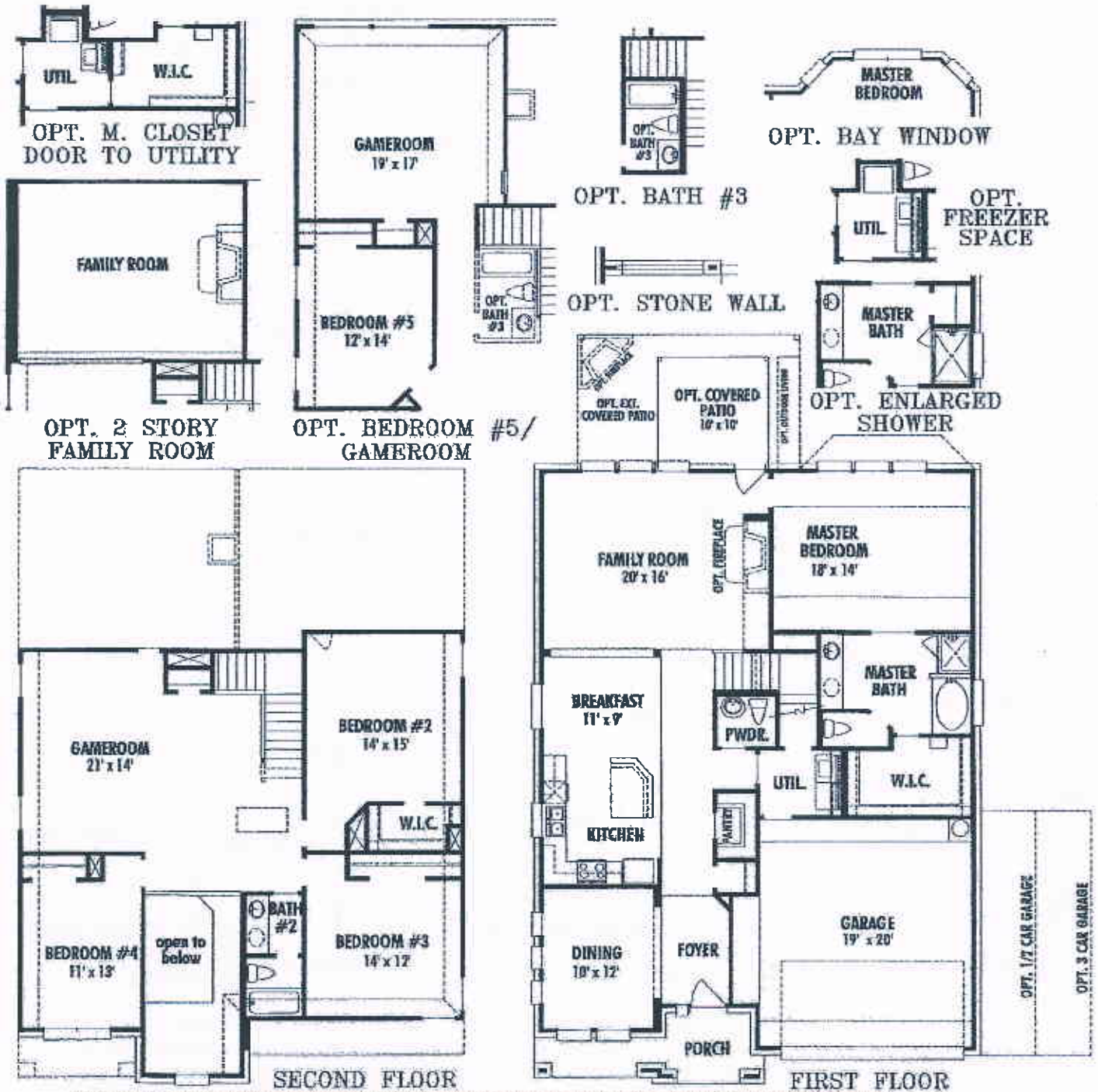
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Gehan HOMES

Redwood

Total Living Area: Approx. 2802 SQ. FT.



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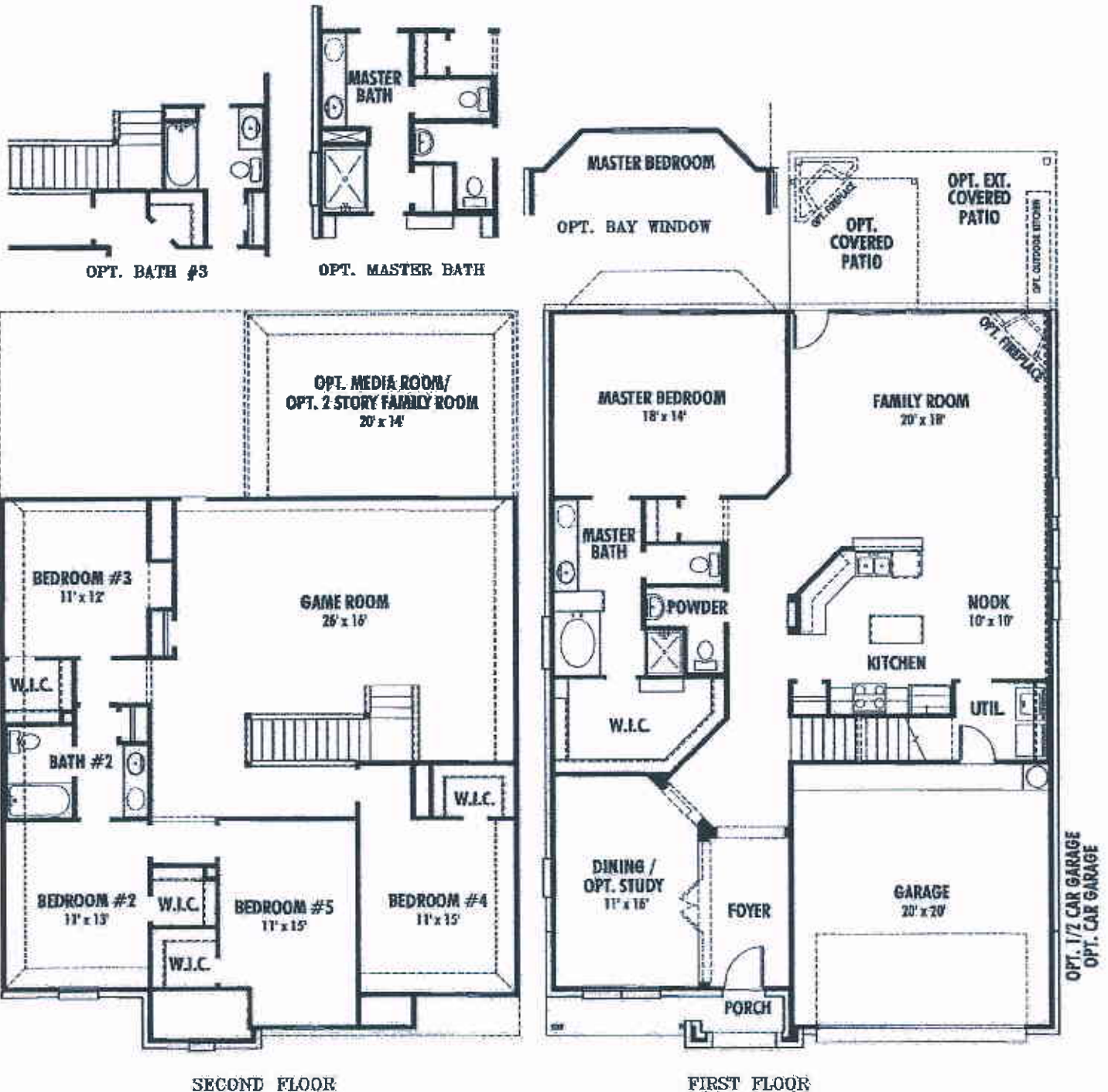
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Gehan HOMES

Sycamore

Total Living Area 3270 SQ.FT



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