

August 21, 2023

Mr. Nathan Reddin  
Development Director  
Town of Northlake  
1700 Commons Circle, Suite 200  
Northlake, Texas 76226

Mr. Reddin:

Please accept this letter, on behalf of Centurion American, and Nash Canyon Falls, LLC as an explanation for the request to update approximately 58-acres of the Canyon Falls Planned Development. This project is located within the Town of Northlake, more specifically on the north and east sides of Cleveland Gibbs and Interstate Highway 35W. The Planned Development Ordinance Number that we are requesting to amend is Ord. No. 15-0326.

### **SITE CHARACTERISTICS**

The subject property is straddled between the Canyon Falls neighborhood, city limit line between the Towns of Northlake, and Flower Mound, and the current alignment of Cleveland Gibbs. There is about 50-feet of fall over a span of  $\pm 1,300$ -feet from west to east towards the existing neighborhood. Along the northern property line there is a creek that serves as the delineation between the Town of Northlake and the Town of Flower Mound.

There are three operational gas wells on the property, as well as associated equipment and storage tanks that serve the wells. It has also been identified on the Texas Railroad Commission public GIS maps that there is a gas pipeline that is associated with the gas wells. Lastly there is a Trinity River Authority (TRA) easement that bisects the subject property.

### **PROJECT DESCRIPTION**

With this amendment we are proposing to deliver a development that not only meets the Town of Northlake's Codes and Ordinances, but also diversifies and enhances the housing options in Northlake, as well as commercial businesses within the community. The concept plan that has been submitted for review shows three different land-uses: commercial, townhomes, and traditional 50-foot-wide single-family lots. The concept plan also provides details related to the extension and future alignment of Cleveland Gibbs and a new commercial collector road that will connect into a new bridge over Interstate Highway 35W. Both alignments are being shown as approved on the Thoroughfare Plan and adopted within the Town of Northlake. This development also proposes to extend the 50-foot landscape buffer on the east side of Cleveland Gibbs with a meandering trail that will end by connecting into the existing trail that is located and connects into Arcadia Lane.

Due to the gas wells and gas equipment on-site, the concept plan calls out different phases of development. Should this amendment be approved, the entitlement will allow for approximately 100, 50' wide lots, 118 townhomes, and  $\pm 7.36$ -acres of commercial. However, due to the setbacks that are required from the associated gas wells and equipment 28 of the 50' wide lots and seven of the townhomes will have to be constructed in a future phase once the equipment is removed.

Lastly, this plan calls out excess TXDOT land for commercial development. If the right of way is abandoned there is the possibility for this land to be developed as commercial, which would increase the total proposed commercial on the property to ±8.9-acres. The future land-use for this property is called out as mixed-use, and the current zoning on the property is Rural Residential (R). This request proposes to include this ±1.54-acres in the Planned Development.

## ZONING

We are requesting to amend the Planned Development for Canyon Falls. The following list of changes to the various section can be found below:

1. **PAGE 4:** Add the following definitions:
  - a. **Dwelling, single-family attached (townhouse):** A building designed for or occupied exclusively by one (1) family which has a common wall construction with an adjacent single-family attached dwelling. Front entry shall be permitted.
2. **PAGE 15:** IV Deed Restrictions, add a new standard to the list:
  - a. 10. Amended area may have separate CCR's.
3. **PAGE 16:** VIII (B) should be revised to state the following:
  - a. ATTACHED/DETACHED SINGLE FAMILY IN MU  
Attached/Detached single family homes are permitted on the approximately "18.55"-acre portion of the Property identified on the Development plan as "Mixed Use/Residential," subject to the following restrictions:
    - i. No more than 120 townhomes are permitted.
    - ii. Such homes shall be developed under the standards for TH on **Exhibit D.**
4. **PAGE 17:** VIII (E) Model Home should be added to the Temporary Uses Section. Section E should be updated to state the following:
  2. *Model Homes shall also be permitted.*
5. **PAGE 23:** High Density Residential Landscaping, standard #2 should be revised as follows: [*changes in italics*]
  2. For attached residential, a minimum of one tree that is at least 2.5" in caliper measured six inches above the ground level is required for each 3,000 square feet of gross lot area, [*except for front entry attached residential shall not be required any canopy trees if less than 3,000 square feet in gross lot area.*]
6. **PAGE 25:** XI (B) Text should be revised to state the following: [*changes in italics*]
  - a. [*An amenity center shall be provided in the area as shown on the Concept Plan, Exhibit B.2. The amenities provided are subject to change and shall be reviewed at time of site plan submittal. Exhibit G.1 illustrates the intended character of the amenities that are allowed.*]
7. **PAGE 26:** XII (C) Should be revised to state the following: [*changes in italics*]

- a. *[Residential screening shall be provided as shown on Exhibit H.1.]*
  - b. All single-family residential lots backing to parks, floodplain or linear greenbelts shall have wrought iron *[or decorative/ornamental metal at developer discretion.]*
  - c. All wood fencing shall be replaced with a minimum 8' masonry screening wall when existing adjacent single family lots in Canyon Falls are backing to the proposed residential lots, subject to the following standards:
    - i. Property owners agree to the removal of their wood fence and the installation/construction of a masonry screening wall;
    - ii. All affected homeowners grant a 15' wall maintenance easement on their property; and
    - iii. In the event not all property owners agree to the removal, installation/construction, and/or 15' wall maintenance easement on their property, the existing wood fencing shall not be removed or replaced, and the proposed residential lots shall have standard board-on-board wood fencing.
8. **PAGE 26:** Design Guidelines states that all new construction shall meet the minimum exterior construction and design standards established in Section 9.5 of the UDC and requires deed restrictions with an architectural review committee.
9. **PAGE 26:** XIV (A) Should be revised to state the following: *[changes in italics]*  
The primary roadway within the Property connects FM 1171 and I-35 W and is designed as a 4 lane, median divided roadway. The arterial will be contained within a 90' right of way with a 16' median and 4' sidewalks on each side. *Median spacing shall be provided along the realignment of Cleveland Gibbs as shown on Exhibit B.1 and is not subject to the Town of Northlake Engineering Design Manual, Table 11-2 Intersection Design Manual.*
- The improvements to Cleveland Gibbs and the Collector Road shall be subject to the following standards:*
- i. *Half of the street improvements shall be constructed either at the same time or before the property to which it is adjacent is developed.*
10. **Update Exhibit A:** Add metes and bounds description for portion being amended – to include the excess TxDOT land.
11. **Add Exhibit B.1:** Add Amended Development Plan to show the portion of the exhibit being revised. This exhibit will extend the High-Density Residential land use further to the north to provide additional 50-foot-wide single-family lots. The Mixed-Use/Residential land-use has been revised to the area which townhomes are planned for, and the mixed-use area has been reduced to the area that will be commercial is planned.
12. **Add Exhibit B.2:** Add a Concept Plan to show approximately how the ±58-acres of property could develop. This plan provides a conceptual representation of how the residential streets, lots, thoroughfares, trails, and open spaces could be configured.

13. **Update Exhibit D:** Add to the Development Standards Chart standards for townhome use per the following regulations: *[highlighted cells are proposed changes, which includes an increase in the total number of SF-50 lots, which also results in an increase in the maximum number of dwelling units on the property.]*

	Medium Density Residential	High Density Residential		Mixed Use/Residential	
	SF-70	SF-60	SF-50	MU	TH
Minimum Lot Area (SF)	8200	7000	6000	None	2250
Minimum Lot Width (lots not fronting on cul-de-sac or inside curve)	70'	60'	50'	None	25'
Minimum Lot Depth	120'	110'	110'	None	90'
Minimum Front Yard Setback	20'	20'	20'	None	20'
Minimum Side Yard Setback (non-corner lots)	5'	5'	5'	None	<i>No side yard is required.</i>
Minimum Side Yard Setback (corner lots)	15'	15'	15'	None	10'
Minimum Rear Yard Setback	20'	20'	20'	None	5'
Minimum Dwelling Unit Size (air-conditioned floor area)	1800	1650	1650	See note2	1500
Maximum Building Height	35'	35'	35'	60'	40' or 3 stories
Maximum Lot Coverage	55%	55%	55%	65%	90%
Maximum Floor Area Ratio	n/a	n/a	n/a	1:1	n/a
Maximum Number of Dwelling Units by Land Use Category	200	400	700	300	120
Maximum Number of Dwelling Units on the Property	1140			300	120

14. **Update Exhibit E:** Permitted Uses and Parking Requirements: Add “X” for MU for single family attached. The minimum parking will be satisfied with the garage parking 2 (2 car garage).
15. **Updated Footnote in Exhibit E:** The portion of the Property identified on the Development Plan as “Mixed Use/Residential” may be developed with a maximum of *[120 attached/detached single family dwelling units.]*
16. **Add Exhibit H.1:** This exhibit will provide regulation to the type of perimeter fencing that is proposed around the residential component of the concept plan.

## CONCLUSION

With this proposed amendment we are seeking to further enhance the residential and commercial options for the future residents and business owners that are looking to call the Town of Northlake home. We are pleased to bring you a complete application and respectfully request your support for this amendment to the Planned Development. Thank you in advance for your consideration and please do not hesitate to contact us with any questions or comments regarding this application.

Sincerely,  
**MCADAMS**



Randi Rivera, AICP  
Director, Planning + Entitlement

Cc: Centurion American, Nash Canyon Falls, LLC