

ORDINANCE 17-334 ✓

AN ORDINANCE AMENDING CITY OF MASON, TEXAS ORDINANCE NO. 04-283, AS AMENDED, ORIGINALLY ADOPTED THE 3RD DAY OF MAY, 2004, AND BEING THE ZONING ORDINANCE OF THE CITY, BY ADDING TO SECTION 2 THEREOF A NEW SUBSECTION 2.741; APPROVING A PLANNED AREA DEVELOPMENT WITHIN THE WESTMORELAND PLANNED AREA DEVELOPMENT DISTRICT ("WPADD"); PROVIDING RULES, REGULATIONS AND STANDARDS FOR THE PLANNED AREA DEVELOPMENT WITHIN SAID WPADD; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$250 FOR EACH VIOLATION OF ANY PROVISION HEREOF, PLUS \$10 FOR EACH ADDITIONAL DAY EACH SAID VIOLATION CONTINUES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

**WHE REAS**, the City received an application for approval of a Planned Area Development ("PAD") within the WPADD pursuant to Subsection 2.700 of the City's Zoning Ordinance; and

**WHEREAS**, following notice and public hearing as required by law before the Planning and Zoning Commission and the City Commission, and receipt of the written recommendation of the Planning and Zoning Commission regarding such application, the City Commission deems it appropriate and in the public interest to approve the PAD within such WPADD; now there fore

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MASON, TEXAS:**

**Section 1.** The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

**Section 2.** City of Mason Ordinance No. 04-283, as amended, originally adopted the 3<sup>rd</sup> day of May, 2004, is hereby further amended by adding to Section 2 thereof a new Subsection 2.741 to provide as follows:

"2.741 Fulton House Planned Area Development ("FHPA D") approved.

The Fulton House Planned Area Development, a proposed development within the WESTMOR ELAND PLANNED AREA DEVELOPM ENT DISTRICT ("WPADD") is hereby approved subject to applicable provisions of City's Zoning Ordinance and this Ordinance.

A. Development Site Plan: The FHPAD shall be constructed in accordance with the Development Site Plan attached hereto and for all things made a part of this Ordinance.

B. Concept Plan: The FHPAD shall be developed in accordance with the Concept Plan attached hereto and for all things made a part of this Ordinance.

C. Development Schedule: The FHPAD shall be developed in accordance with the Development Schedule attached hereto and for all things made a part of this Ordinance .

D. Deviation from Standards. In the event of conflict between the underlying regulations for District RI and the development standards depicted on the Development Site Plan attached hereto, the standards depicted on the Development Site Plan shall prevail. Such deviations, whether less stringent or more stringent, shall be as indicated on such Development Site Plan. Such deviations may include, but shall not limited to lot sizes, minimum yard and set-back requirements, street widths and layouts, off-street parking, walkways, parks, green and other open space, or any other matter that is included on the Development Site Plan.

E. Additional Deviation from Standards Not Indicated on Development Site Plan.

- No Parking on the interior streets
- Minimal 10 foot front setback from streets
- Additional exterior lighting in parking area and park
- Designation of one handicap parking space
- Pedestrian pathway for access to park within the PADD
- Minimal 51% natural stone exterior finish on units
- The Project will be offered to the public with stipulations that occupants should be 55 or older

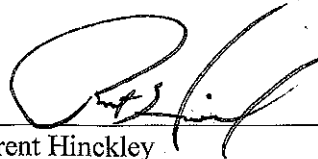
**Section 3.** Penalty. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$250 for each such violation, plus \$ 10 for each additional day such violation is allowed to continue. Each such additional day of violation shall be deemed a separate offense.

**Section 4.** Conflicting Ordinances . All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

**Section 5.** Severability. In the event any clause, phrase, provision, or part of this Ordinance or the application of same to any person or circumstance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, it shall not affect, impair,

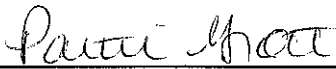
or invalidate this Ordinance as a whole or any part or provision thereof other than the part declared to be invalid or unconstitutional; and the City Commission of the City of Mason, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of the part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of June, 2017.



\_\_\_\_\_  
Brent Hinckley  
Mayor

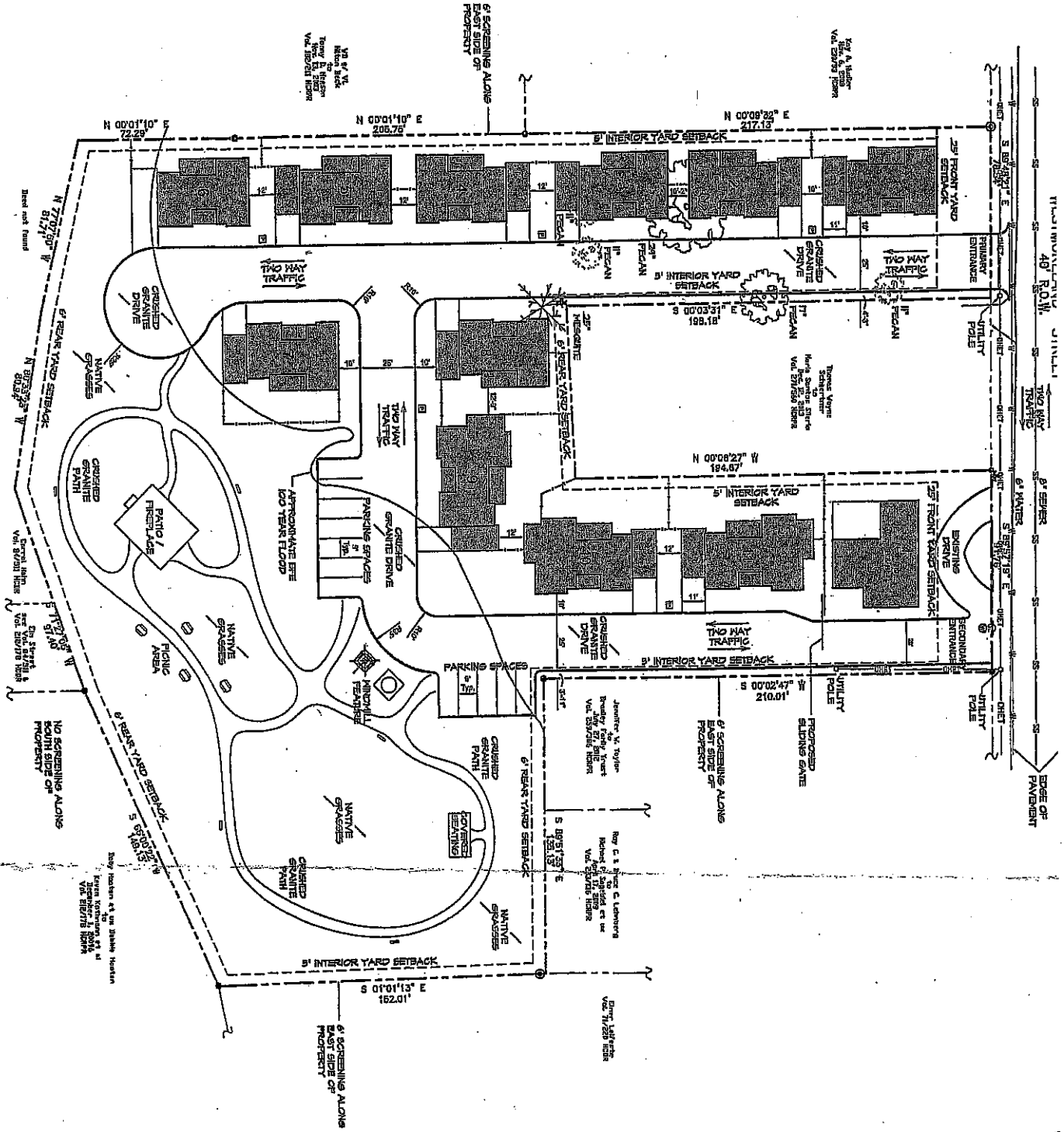
ATTEST:



\_\_\_\_\_  
Pattie Grote  
City Secretary



# Exhibit A



## CONCEPTUAL SITE PLAN





ARCHITECTS

Stehling Klein Thomas Architects, PLLC  
300 C West Main St. Fredericksburg, Texas 78624  
P: 830-997-0383 www.sktarchitects.com

## SITE DEVELOPMENT NOTES

### PROPERTY OWNER

---

THE FULTON, LLC  
SHANNON WORRELL  
210-241-4925  
SHANNONWORRELL@AG1SOURCE.COM

### PROPERTY ADDRESS

---

507 WESTMORELAND ST.  
MASON, TX 76856

### ZONING

---

PROPERTY IS CURRENTLY ZONED:  
SINGLE FAMILY RESIDENTIAL (R-1)

REQUESTED ZONING:  
PLANNED AREA DEVELOPMENT (PAD)

PROPOSED DEVELOPMENT TO COMPLY WITH R-1 SETBACKS:

25' FRONT YARD SETBACK  
5' INTERIOR SIDE YARD SETBACK  
6' REAR YARD SETBACK

### PROPOSED LAND USES

---

SINGLE FAMILY DWELLING	1.5 ACRES (56%)
OPEN SPACE	1.2 ACRES (44%)
TOTAL SITE AREA	2.7 ACRES

### PROPOSED IMPERVIOUS COVERAGE

---

TOTAL AREA ABOVE  
100 YEAR FLOOD = 65,487 SF (1.5 ACRES)

IMPERVIOUS COVER  
ABOVE 100 YEAR FLOOD = 18,415 S.F (28%)\*  
MAX ALLOWED IN R-1= 75%.

BUILDING COVERAGE= 18,415 S.F (28%)

MAX ALLOWED IN R-1= 60%

\* ALL ROADS AND DRIVEWAYS ARE GRANITE GRAVEL AND ASSUMED TO BE PERVIOUS.

### **BUILDING INFORMATION**

EXISTING B&B	GROSS AREA	1,791 S.F.
	AVG. BLDG. HEIGHT	15' +/-
TYP. ONE BEDROOM UNIT (UNITS 1-8)	GROSS AREA	1,457 S.F.
	AVG. BLDG. HEIGHT	TBD
TYP. TWO BEDROOM UNIT (UNITS 9-11)	GROSS AREA	1,737 S.F.
	AVG. BLDG. HEIGHT	TBD

ALL NEW RESIDENTIAL UNITS WILL BE ONE STORY AND WILL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF 40'.

### **PROPOSED PARKING**

EACH DWELLING WILL ACCOMMODATE 2 PARKING SPACES AS REQUIRED PER SECTION 5.710 OF THE CITY ORDINANCE. ADDITIONAL PARKING WILL BE PROVIDED FOR THE RECREATION AREA LOCATED IN THE FLOOD PLAIN.

### **SITE DRAINAGE**

THE EXISTING SITE SLOPES SOUTH TOWARDS THE DRY CREEK BED ALONG THE SOUTHERN PROPERTY BOUNDARY. PROPOSED DEVELOPMENT WILL CONTINUE TO DRAIN TOWARDS CREEK BED. ENGINEERED DRAWINGS WILL BE PROVIDED WHEN SUBMITTING FOR BUILDING PERMIT.

### **UTILITIES**

EXISTING ELECTRICAL, WATER, AND SEWER SERVICE LOCATED ALONG WESTMORELAND STREET. ELECTRICAL AND TELEPHONE WILL BE ROUTED UNDERGROUND TO EACH DWELLING UNIT. ALL PROPOSED UTILITIES WILL BE COORDINATED WITH THE CITY OF MASON. ENGINEERED DRAWINGS WILL BE PROVIDED WHEN SUBMITTING FOR BUILDING PERMIT.

### **OUTDOOR LIGHTING**

WALL AND/OR CEILING MOUNTED OUTDOOR LIGHTING WILL BE INSTALLED AT EACH DWELLING UNIT. ALL OUTDOOR LIGHT FIXTURES WILL CONFORM TO THE CITY OF MASON OUTDOOR LIGHTING ORDINANCE.

### **LANDSCAPING / TREES**

SIGNIFICANT TREES THAT DO NOT CONFLICT WITH PROPOSED DEVELOPMENT ARE INTENDED TO REMAIN AS INDICATED ON THE SITE PLAN. ALL HACKBERRIES ARE TO BE REMOVED (NOT SHOWN FOR CLARITY).

**Development Schedule:**

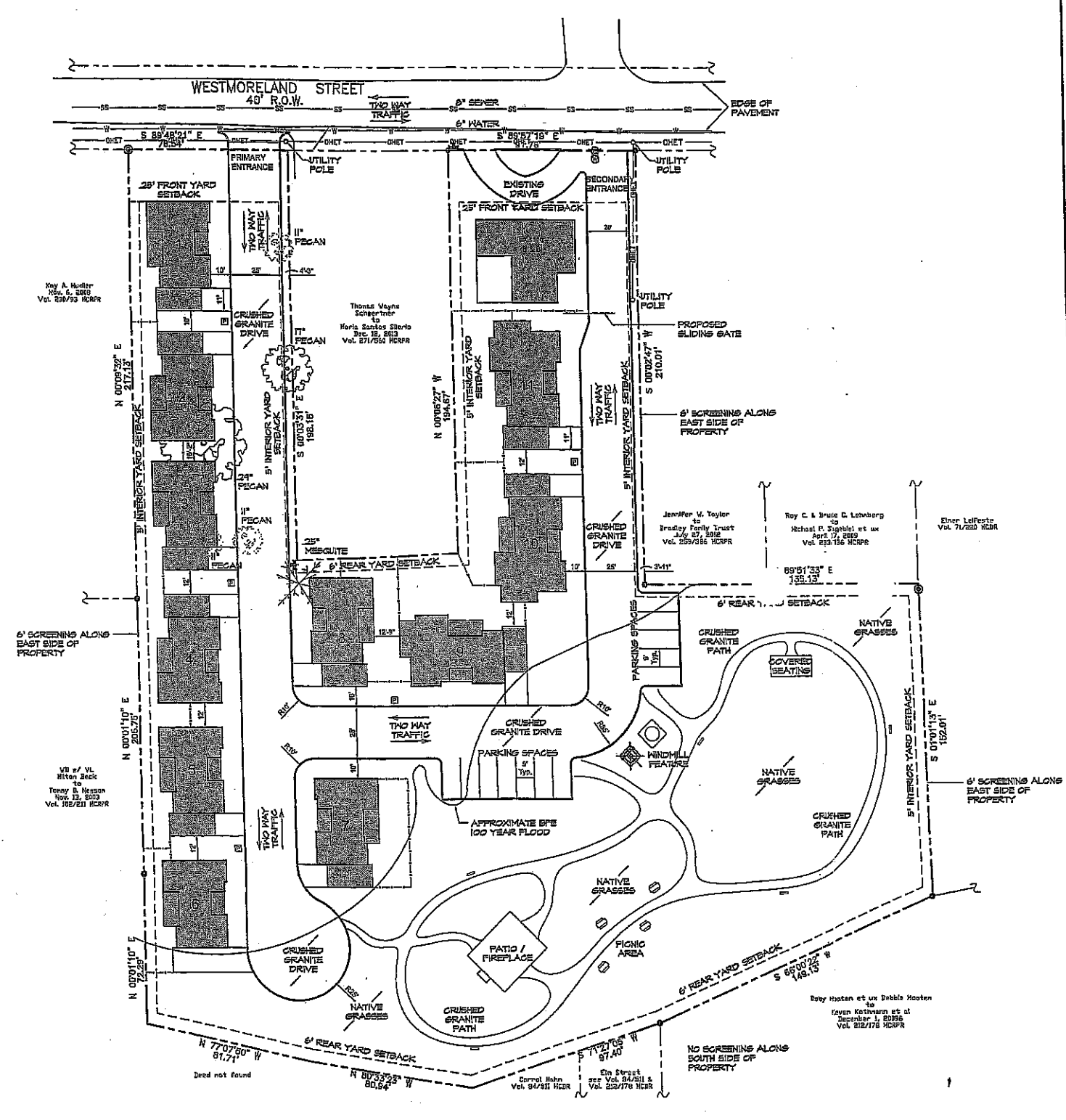
Upon approval by City, immediate demolition of existing structures. Expect 3-6 months

Begin infrastructure to entire property. 6-12 months

Begin phases of sale and construction of homes. 1-3 years

**Statement of Proposed Method of Governing:**

The Fulton House, LLC will create a Home Owners Association to govern the use, maintenance, and continued protection of the open space and common facilities.



CONCEPTUAL SITE PLAN



**PLAN KEY**

- PECAN TO BE REMOVED
- PECAN TO REMAIN
- MESQUITE TO REMAIN
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRICAL & TELEPHONE
- EXISTING WATER
- EXISTING SEWER
- PROPOSED BUILDING COVERAGE
- PROPOSED ELECTRICAL PEDESTAL
- PROPOSED FIRE HYDRANT

**DEVELOPMENT NOTES**

**PROPERTY OWNER** SHANNON NORRELL  
 210-241-4425  
 SHANNONNORRELL@ASOURCE.COM

**PROPERTY ADDRESS** 501 WESTMORELAND ST.  
 MASON, TX 76856

**ZONING**  
 PROPERTY IS CURRENTLY ZONED: SINGLE FAMILY RESIDENTIAL (R-1)  
 REQUESTED ZONING: PLANNED AREA DEVELOPMENT (PAD)  
 PROPOSED DEVELOPMENT TO COMPLY WITH R-1 SETBACKS:  
 25' FRONT YARD SETBACK  
 5' INTERIOR SIDE YARD SETBACK  
 6' REAR YARD SETBACK

**PROPOSED LAND USES**

SINGLE FAMILY DWELLING	15 ACRES (66%)
OPEN SPACE	12 ACRES (44%)
TOTAL SITE AREA	27 ACRES

**PROPOSED PREVIOUS / IMPERVIOUS COVERAGE**

TOTAL AREA ABOVE 100 YEAR FLOOD = 65,487 SF (1.5 ACRES)  
 IMPERVIOUS COVER ABOVE 100 YEAR FLOOD = 18,415 S.F. (22%)  
 MAX ALLOWED IN R-1= 15%  
 BUILDING COVERAGE= 18,415 S.F. (22%)  
 MAX ALLOWED IN R-1= 60%

\* ALL ROADS AND DRIVEWAYS ARE GRANITE GRAVEL AND ASSUMED TO BE FERVICUS.

**BUILDING INFORMATION**

EXISTING B4B	GROSS AREA	1741 S.F.
	AVG. BLDG. HEIGHT	15' +/-
TYP. ONE BEDROOM UNIT (UNITS 1-8)	GROSS AREA	1,457 S.F.
	AVG. BLDG. HEIGHT	TD
TYP. TWO BEDROOM UNIT (UNITS 9-11)	GROSS AREA	1,757 S.F.
	AVG. BLDG. HEIGHT	TD

ALL NEW RESIDENTIAL UNITS WILL BE ONE STORY AND WILL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF 40'.

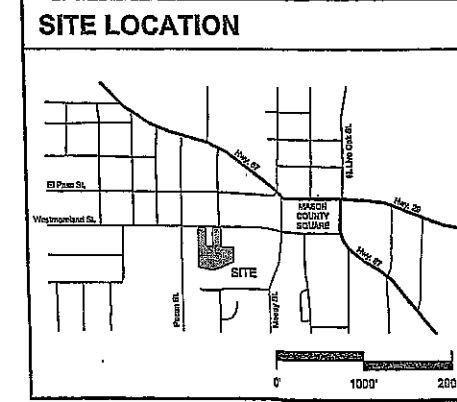
**PROPOSED PARKING**  
 EACH DWELLING WILL ACCOMMODATE 2 PARKING SPACES AS REQUIRED PER SECTION 5.110 OF THE CITY ORDINANCE. ADDITIONAL PARKING WILL BE PROVIDED FOR THE RECREATION AREA LOCATED IN THE FLOOD PLAIN.

**SITE DRAINAGE**  
 THE EXISTING SITE SLOPES SOUTH TOWARDS THE DRY CREEK BED ALONG THE SOUTHERN PROPERTY BOUNDARY. PROPOSED DEVELOPMENT WILL CONTINUE TO DRAIN TOWARDS CREEK BED. ENGINEER DRAWINGS WILL BE PROVIDED WHEN SUBMITTING FOR BUILDING PERMIT.

**UTILITIES**  
 EXISTING ELECTRICAL, WATER, AND SEWER SERVICE LOCATED ALONG WESTMORELAND STREET. ELECTRICAL AND TELEPHONE WILL BE ROUTED UNDERGROUND TO EACH DWELLING UNIT. ALL PROPOSED UTILITIES WILL BE COORDINATED WITH THE CITY OF MASON. ENGINEER DRAWINGS WILL BE PROVIDED WHEN SUBMITTING FOR BUILDING PERMIT.

**OUTDOOR LIGHTING**  
 WALL AND/OR CEILING MOUNTED OUTDOOR LIGHTING WILL BE INSTALLED AT EACH DWELLING UNIT. ALL OUTDOOR LIGHT FIXTURES WILL CONFORM TO THE CITY OF MASON OUTDOOR LIGHTING ORDINANCE.

**LANDSCAPING / TREES**  
 SIGNIFICANT TREES THAT DO NOT CONFLICT WITH PROPOSED DEVELOPMENT ARE INTENDED TO REMAIN AS INDICATED ON THE SITE PLAN. ALL HACKBERRIES ARE TO BE REMOVED (NOT SHOWN FOR CLARITY).



RESIDENTIAL DEVELOPMENT FOR

**THE FULTON, LLC**

MASON, TEXAS

PROJECT # 17-02  
 DATE 4-4-17  
 REVISION

CONCEPTUAL SITE PLAN

A-1

**SK**

Steve N. Thomas, AIA - Project Architect  
 STEVEN N. THOMAS ARCHITECTS, PLLC  
 3000 C West Main St., Pflugerville, TX 78624 | 830-357-4833

**PRELIMINARY**

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES  
 STEVEN N. THOMAS  
 PROJECT ARCHITECT  
 NUMBER 13710