



March 18, 2020

City of North Richland Hills
Special Development Plan Amendment

Iron Horse Spanos – Written Statement

Dear Mr. Comstock,

In May 2017, Skeeter & Bucky, LP secured approval of a Special Development Plan for the subject tract. The following year in February 2018, The Wolff Company successfully secured approval for an amendment to the Special Development Plan (“the Plan”). This Plan replaced the prior year’s plan and now reflects the current development standards permitted on the Iron Horse Property (“the Property”) in question.

The Property sits on the TEXRail commuter line that will stretch 27-miles from downtown Fort Worth to the DFW International Airport. The TEXRail Iron Horse Station is one of two line stops within the City and is directly adjacent to the Property. This Iron Horse Station is a tremendous asset to the community and, in particular, the future residents of this proposed development.

As stated by the prior two applicants, the intention of development on this Property is to align with the goals of the designated zoning. The High Intensity Mixed Use Character Zone is intended for large-scale commercial uses and supporting retail, restaurant, and residential uses. The TOD Core Character Zone is the area that has the most development impact due to the proximity of the transit station.

Our development proposes a four-story multifamily project with over 11,000 square feet of retail area. This project also contains over 40,000 square feet of open space which falls in line with the City’s goal of having new developments promote usable civic and open spaces, livable streets, and linkages to transit—in this case the TEXRail Iron Horse Station. This project will activate this undeveloped land while strategically fitting within the context for connections to Iron Horse Blvd, Iron Horse Station, and future private development.

This proposed Special Development Plan Amendment seeks to build off the successes of the prior two plans. Therefore, this amendment only proposes the following key amendment to give the project the best opportunity for success:

- Reduction of the Structured Parking Requirement.
 - The TOD Code requirement for structured parking within the TOD Core is 80% of all required parking spaces. A prior Special Development Plan received a variance to reduce this requirement to 50%.
 - We seek to modify this standard to be structured parking is 19% of all required residential parking spaces.
 - Given the characteristic of the land, requiring 50% structured parking poses a hardship to development. The economic feasibility of this project is severely threatened without this reduction.

The Spanos Corporation appreciates the opportunity to work with the City of North Richland Hills on this project and specific application. The development has fantastic characteristics that will make it a desirable apartment community and an attractive addition to the City. We look forward to the continued progress and advancing the design and entitlements.

Best,

A handwritten signature in blue ink that reads "Josh Basler". The signature is fluid and cursive, with the first name "Josh" and last name "Basler" clearly legible.

Josh Basler
Division Manager
The Spanos Corporation /
NRH Iron Horse, LLC