



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** May 17, 2018

**SUBJECT:** PP 2018-01 Consideration of a request from The Wolff Company for a preliminary plat of Wolff Iron Horse Addition, being 17.916 acres located in the 6300-6400 blocks of Iron Horse Boulevard.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

The Wolff Company is requesting approval of a preliminary plat of Wolff Iron Horse Addition. This 17.916-acre development is located in the 6300-6400 blocks of Iron Horse Boulevard. The proposed preliminary plat meets the requirements of the zoning ordinance and the subdivision regulations.

### **GENERAL DESCRIPTION:**

The property under consideration is a 17.916-acre property located on the west side of Iron Horse Boulevard extending from NE Loop 820 to just north of Boulder Drive. The site is adjacent to the railroad right-of-way on the west, and is across Iron Horse Boulevard from existing retail and multi-family development. The properties are under different ownership. All but 2.618 acres are zoned TOD Transit Oriented Development.

The proposed preliminary plat includes six lots, which are described below.

- Lot 3, Block 1. This 4.839-acre lot is the location for the TEXRail Iron Horse Station. The station platform and parking lot are currently under construction. Access to this lot is from two public street rights-of-way that connect to Iron Horse Boulevard.
- Lot 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3. These three lots comprise 8.736 acres that front on Iron Horse Boulevard. The lots are associated with a special development plan for the Iron Horse Village mixed use development, which was approved on February 26, 2018 (Ordinance No. 3500).
- Lot 2, Block 3. This 2.618-acre is located at the northwest corner of Iron Horse Boulevard and NE Loop 820 and is zoned C-2 Commercial. Currently, there are not any proposed plans for development of this lot.
- Lot 1, Block 1. This 0.687-acre lot is a remainder located at the northern end of the property proposed for platting. Currently, there are not any proposed plans



for development of this lot. This lot will likely be a common access driveway between two mixed-use projects.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as “Transit Oriented Development.” The purpose of the Transit Oriented Development Code is to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**THOROUGHFARE PLAN:** The development has frontage on Iron Horse Boulevard and NE Loop 820. Iron Horse Boulevard is designated as a Commercial Avenue on the regulating plan for the Iron Horse Transit Oriented Development District. A Commercial Avenue is a four-lane street that requires a right-of-way width of 80 feet plus a six-foot sidewalk easement on each side of the road. On-street parking is required. The preliminary plat indicates a future right-of-way dedication to accommodate on-street parking adjacent to the future development.

**CURRENT ZONING:** The property is currently zoned TOD Transit Oriented Development and C-2 Commercial.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Vacant property
WEST	PD Planned Development U School, Church, and Institutional	High-Density Residential Parks – Open Space	Oxford at Iron Horse (apartment complex) Iron Horse Golf Course
SOUTH	PD Planned Development	Public / Semi-Public	Community Enrichment Center
EAST	R-7-MF Multifamily TOD Transit Oriented Development I-2 Medium Industrial C-2 Commercial PD Planned Development	Transit Oriented Development (Iron Horse)	Hilltop Apartments Vacant property Sam’s Club Shoot Point Blank (gun range)

**PLAT STATUS:** The property is currently unplatted.

**RECOMMENDATION:**

Approve PP 2018-01.