



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2016

SUBJECT: SDP 2016-02 Public Hearing and consideration of a request from Detate Property Group, LLC for a Special Development Plan for The Fountains at Iron Horse on 7.910 acres at 6301 Iron Horse Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of NRH Industrial Partners, LTD, Detate Property Group, LLC is requesting approval of a Special Development Plan (SDP) within the Iron Horse Transit Oriented Development (TOD) Zoning District. The applicant proposes to develop two four-story mixed use buildings totaling 362,810 square feet of floor area at the southwest corner of Iron Horse Boulevard and Browning Drive. The plan calls for approximately 25,000 square feet of commercial uses on the ground floor and 244 multi-family residential units. The purpose of this Special Development Plan is for the consideration of waivers to the Transit Oriented Development (TOD) Code that would allow the construction of four stories and a reduction in the required parking lot landscaping.

TOD WAIVERS: The applicant is aware of all TOD Code development criteria and has indicated that they will develop to such specifications, including the mixed use criteria, enclosed corridors and stairwells, elevators, etc. There are two areas that they are requesting waivers to the TOD Code.

Four-Story Buildings. The site is located within the General Mixed Use Character Zone of the Iron Horse Transit Oriented Development Zoning District. The maximum height permitted within this Character Zone is three stories. The applicant has expressed a desire to maximize use of the property and develop the minimum number of multi-family units required to create a viable project. To achieve this, the applicant is requesting approval for two four-story buildings. According to the applicant's current proposed floor plans, the additional story adds 66 more multi-family units, raising the unit count from 178 to 244.

For context, the development adjacent to the south ("Iron Horse Village" surrounding the TEXRail Station) is currently planned as a four-story development as well. The mixed use building approved for the "Iron Horse Commons" project at the southeast corner of



Iron Horse Boulevard and Browning Drive (across Iron Horse Blvd from this site) is three stories.

Parking Lot Landscaping. Recent development proposals within both TOD Districts have shown that the parking lot landscaping requirements codified by the TOD Code are onerous on development. The Code requires any parking lot that accommodates more than 10 cars to provide one canopy tree and three shrubs per every 1,000 sq. ft. of paved area. This requirement roughly equates to 1 tree per 4 parking spaces, which is five times as many as required by the standard Landscape Code that applies to the rest of the City. The applicant is therefore requesting to apply the minimum standards of Sec. 114-71(i) of the Landscape Code which requires one canopy tree per 20 parking spaces and each parking space to be located within 100 feet of a canopy tree. The table below describes what is required by the TOD Code, what is required by Sec. 114-71(i) of the Landscape Code, and what is being provided in terms of parking lot landscaping for this particular application.

Number of Parking Lot Trees for a 123,970 Square Foot, 406-space Parking Lot

TOD Code Requirement	Landscape Code Requirement	Proposal
124 Trees	21 Trees	62 Trees

COMPREHENSIVE PLAN & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned 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.

The Character Zone (i.e. subzone) that the majority of the land is located is the “General Mixed Use” Character Zone, which permits 3-story mixed use buildings by right.

SURROUNDING ZONING | LAND USE:

- North:** TOD | Transit Oriented Development
- West:** Multi-Family PD | High Density Residential
- South:** TOD | Transit Oriented Development
- East:** TOD | Transit Oriented Development



PLAT STATUS: The property is currently unplatted and is described as a tract within the Edmund King Survey, Abstract No. 892. Prior to building permits, the property will be required to submit a Final Plat for consideration by City Council.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a Special Development Plan for consideration of two waivers to the Transit Oriented Development Code. The Special Development Plan process is intended to allow applicants development flexibility to address specific market opportunities and/or contexts within the Transit Oriented Development District. In evaluating a Special Development Plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

- the goals and intent of transit oriented development in the city;
- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.

DRC CERTIFICATION PENDING SDP APPROVAL: The applicant's purpose for this Special Development Plan is to gain the necessary approvals to proceed forward with additional site and building design. If approved, more technical documents will be required to be reviewed by the Development Review Committee prior to building permit. Therefore, staff's recommendation for approval is subject to additional review and certification of the applicant's final Site Plan.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission held a public hearing and considered this item at their June 2, 2016 meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

To approve case SDP 2016-02, subject to DRC Certification of the final Site Plan.