



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** February 15, 2018

**SUBJECT:** SDP 2018-02 Public hearing and consideration of a request from The Wolff Company for a revised Special Development Plan for Iron Horse Village in the 6300-6400 block of Iron Horse Boulevard, being 9.068 acres described as Tracts 1, 2, and 3, Telitha Akers Survey, Abstract 19.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

The Wolff Company is requesting approval of an updated Special Development Plan (SDP) for the Iron Horse Village project. This is a request to revise the project layout exhibit previously approved by City Council on May 8, 2017 (Ordinance No. 3460). The site is located immediately adjacent to the Iron Horse TEXRail station platform and commuter parking lot.

### **GENERAL DESCRIPTION:**

After receiving approvals in 2017, the property went under contract with a prospective new owner. The new owner proposes to make minor changes to the layout of buildings, open spaces, and locations of commercial space of the Iron Horse Village project.

This request would update the Special Development Plan exhibits for the property (Exhibit B of Ordinance 3460). The currently approved land use and development regulations (Exhibit C of Ordinance 3460) and all other standards would remain in effect.

The project is located within both the High Intensity Mixed Use Character Zone and the TOD Core Character Zone of the Iron Horse Transit Oriented Development District. 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 location of the transit station.

**PUBLIC INPUT:** Following posting of the zoning change signs on the subject property and mailing of the public hearing notice, the Planning & Zoning Department received one email of opposition regarding the proposal. The email is included in the Public Input attachment.



**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.

**SPECIAL DEVELOPMENT PLAN:** This is considered an update to the existing Special Development Plan exhibits of Ordinance 3460. 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.

**CITY COUNCIL:** The City Council will consider this request at the February 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve SDP 2018-02.