



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** March 4, 2021  
**SUBJECT:** FP 2021-01 Consideration of a request from Pacheco Koch Consulting Engineers for a final plat of Lots 1, 2, and 4, Block 1, Wolff Iron Horse Addition, being 9.067 acres located in the 6300-6400 blocks of Iron Horse Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of NRH Iron Horse LLC, Pacheco Koch Consulting Engineers is requesting approval of a final plat of Lots 1, 2, and 4, Block 1, Wolff Iron Horse Addition. This 9.067-acre property is located in the 6300-6400 block of Iron Horse Boulevard.

### **GENERAL DESCRIPTION:**

The property is located on the north side of Iron Horse Boulevard, south of Browning Drive. The property is vacant and is currently unplatted. The proposed final plat is intended to create three lots for the purpose of constructing a mixed-use project adjacent to the TEXRail Iron Horse Station.

A special development plan for the project was approved by City Council on July 13, 2020 (Ordinance 3658). The project includes 291 multifamily residential units and 11,036 square feet of dedicated commercial ground-floor uses. Twenty-four (24) of the ground-floor residential units, or approximately 28,000 square feet, would also be built as flex commercial space, where uses may transition from residential to commercial as the market dictates. The overall project provides 598 parking spaces, including detached garage spaces and surface parking areas.

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.

**LAND USE PLAN & CURRENT ZONING:** This area is designated on the Land Use Plan, and is currently zoned, 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.



**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication for Iron Horse Boulevard is provided on this plat. The dedication ranges from eight feet on Lot 1 to nineteen (19) feet on Lots 2 and 4. The dedication provides areas for on-street parking, sidewalks, and streetscape amenities.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Iron Horse Boulevard	C4D Major Collector	Transit Oriented Development	4-lane divided roadway 68-foot right-of-way width

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Vacant property
WEST	PD (Planned Development) TOD (Transit Oriented Development)	High-Density Residential Urban Village	Oxford at Iron Horse (apartments) TEXRail Iron Horse Station
SOUTH	C-2 (Commercial)	Urban Village	Vacant property
EAST	R-7-MF (Multifamily) TOD (Transit Oriented Development)	Urban Village	Hilltop Apartments Vacant property

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

**PLAT STATUS:** The property is currently unplatted. A preliminary plat was approved by the Planning & Zoning Commission on May 17, 2018. This final plat is generally consistent with the lot and street layout of the 2018 preliminary plat.

**CITY COUNCIL:** The City Council will consider this request at the March 22, 2021, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, the dedication of right-of-way for Iron Horse Boulevard, and dedication of easements.

**RECOMMENDATION:**

Approve FP 2021-01 with the conditions outlined in the Development Review Committee comments.