



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2017

SUBJECT: FP 2017-08 Public hearing and consideration of a request from Goodwin & Marshall, Inc., for a final plat of Iron Horse Commons Phase 1 on 8.305 acres located in the 6500-6600 blocks of Iron Horse Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Beaten Path Development, LLC, Goodwin & Marshall is requesting approval of a final plat of Iron Horse Commons Phase 1. This 8.305-acre subdivision is located on the northwest side of Iron Horse Boulevard and the northeast side of Browning Drive. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

Iron Horse Commons Phase 1 is located within the “General Mixed Use” character zone of the Iron Horse TOD district. This subzone permits single-family townhouses, single family detached units, and live/work units. A special development plan (SDP) for this property was approved by City Council on August 14, 2017, by Ordinance No. 3470. The SDP approved reductions to the minimum lot width for townhouses from 25 feet to 22 feet, and required the developer to provide a direct sidewalk connection from an open space lot to the Cottonbelt Trail.

The proposed final plat includes 92 single-family residential townhome lots, with a density of 11.08 dwelling units per acre. The plat also includes a cumulative 1.25 total acres of open space, which comprises 15% of the gross development area. The lots range in size from 1,980 to 2,980 square feet, with an average lot size of 2.206 square feet. The lots comply with the approved special development plan.

The property has frontage on Iron Horse Boulevard and Browning Drive, with street entrances located on both streets. The development includes a street right-of-way connection to the property north of the site, which provides street access to the property in the event that it develops in the future. This connection provides continuity in the street pattern in the TOD area, and it also addressed Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.



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 Browning Drive. Both streets are regulated by the Iron Horse TOD regulating plan. Iron Horse Boulevard is classified as a TOD Boulevard, which is a four-lane street with an ultimate right-of-way width of 80 feet, including a six-foot parkway and sidewalk. Browning Drive is classified as a General TOD Street, which is a two-lane street with an ultimate right-of-way width of 60 feet, including a five-foot wide parkway and six-foot wide sidewalk. The plat includes a right-of-way dedication of 16 feet for Iron Horse Boulevard, which will accommodate the construction of on-street parallel parking. Sufficient right-of-way exists for Browning Drive to accommodate the proposed improvements. On-street parking is not proposed for Browning Drive because of the short distance between Iron Horse Blvd and the railroad tracks. Homes also do not front Browning Drive.

SURROUNDING ZONING | LAND USE:

North: I-2 Medium Industrial | Industrial

West: I-2 Medium Industrial | Industrial

South: TOD Transit Oriented Development | Transit Oriented Development (Iron Horse)

East: TOD Transit Oriented Development | Transit Oriented Development (Iron Horse)

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 platted as Industrial Park Addition, Second Section, Block 2, Lot 2.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the November 16, 2017, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve FP 2017-08.