

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 24, 2023

SUBJECT: ZC22-0031, Ordinance No. 3785, Public hearing and consideration of a request from Neel-Schaffer, Inc. for a zoning change from O-1 (Office) to RI-PD (Residential Infill Planned Development) at 7000 Iron Horse Boulevard, being 5.01 acres described as Lot 4B1B, NRH Industrial Park Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

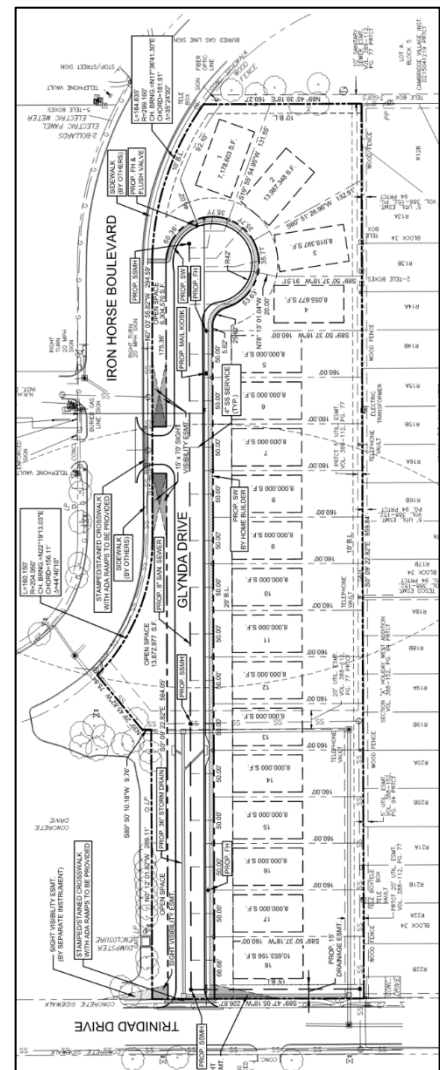
On behalf of Sandlin Homes, Neel-Shaffer Inc. is requesting a zoning change from O-1 (Office) to RI-PD (Residential Infill Planned Development) on 5.01 acres located at 7000 Iron Horse Boulevard. The applicant is proposing a single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is an undeveloped 5.01-acre site with frontage on Iron Horse Boulevard and Trinidad Drive. The site abuts a bank on the west, the Holiday West neighborhood on the east, and open space lot in Cambridge Village on the north. An office building is located across Iron Horse Boulevard and an apartment complex is located across Trinidad Drive.

Site plan exhibits for the project are attached, and a layout of the development shown below. The proposed development includes 18 single-family lots with an overall density of 3.6 dwelling units per acre. Lots range in size from 7,187 to 13,987 square feet, with an average lot size of 8,434 square feet.

Street access to the development is from Iron Horse Boulevard and Trinidad Drive. The internal street is a single-loaded street with all houses on the east side of the road. The street pavement is shifted to the west within the right-of-way to provide a larger parkway on the east side of the street. This provides additional space for street trees and allows for a slightly longer driveway.





The development incorporates approximately 20,100 square feet of open space, which makes up 9.24% of the site. The open space is in two lots on the west side of the internal street. One of the lots provides a landscaped buffer area between the residences and the adjacent bank property. Both lots provide areas for street trees, landscaped entries, and decorative fences. Conceptual open space and landscape plans are attached.

The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant’s proposed development of the property. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices, as well as limited commercial establishments that benefit adjacent and nearby residential areas.

CURRENT ZONING: The property is currently zoned O-1 (Office). The O-1 district is intended to provide for the professional and organizational office needs of the community.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Single-family residences
WEST	I-2 (Medium Industrial) C-2 (Commercial)	Retail Commercial	Vacant property Bank
SOUTH	R-7-MF (Multifamily)	High Density Residential	Apartments
EAST	R-4-D (Duplex)	Medium Density Residential	Duplex residences

PLAT STATUS: The property is platted as Lot 4B1B, NRH Industrial Park Addition

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 6, 2023, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3785.