

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 10, 2025

SUBJECT: ZC25-0146, Ordinance No. 3936, Public hearing and consideration of a request from Cambridge NRH Development LLC for a revision to Planned Development 120 at 7000 Iron Horse Boulevard, being 5.010 acres described as Lots 1-18 and Lots 1X and 2X, Block 1, Cambridge Manor.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

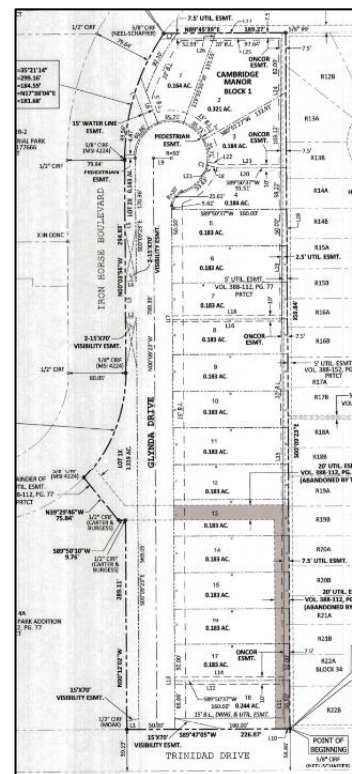
Cambridge NRH Development LLC is requesting a revision to Planned Development 120 to modify fencing requirements between the subdivision and adjacent commercial property. The site is located east of Rufe Snow Drive between Iron Horse Boulevard and Trinidad Drive.

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.

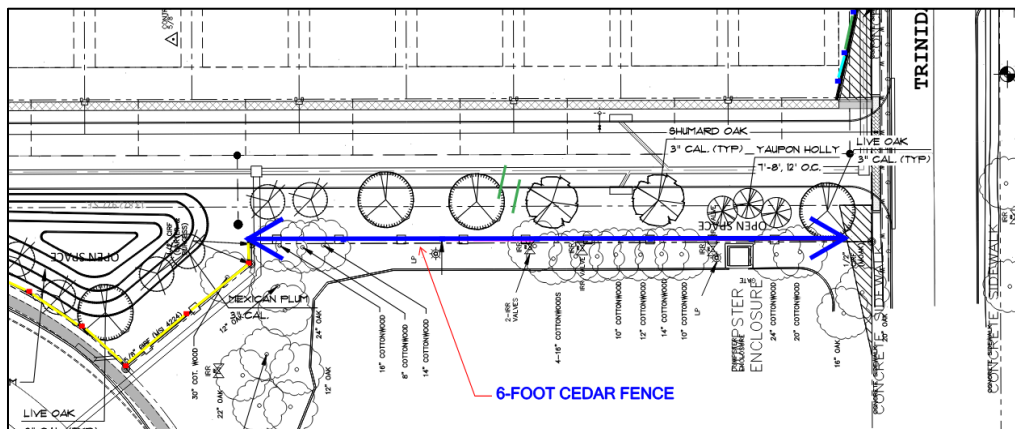
City Council approved a zoning change to RI-PD (Residential Infill Planned Development) for the property on April 24, 2023 (Ordinance 3785). The property is developed with 18 single-family residential lots and two open space lots. The lots range in size from 7,187 to 13,987 square feet, with an average lot size of 8,434 square feet. Open space comprises over nine percent (9%) of the site.

The request under consideration is to revise the planned development standards to modify the fencing requirement between the subdivision and the adjacent bank property and drive-through lanes. The affected area is part of an open space lot between the two sites. The existing standards do not require a fence; however, it states that if a fence is constructed, it must be



either a minimum four-foot tall ornamental metal fence or the same four-foot tall cross-rail fence common to the Cambridge developments in the area.

In this area, the applicant proposes to construct a six-foot tall pre-stained board-on-board cedar fence with top cap and side trim, and metal posts, brackets, and caps. The length of the fence is approximately 280 linear feet, extending north from Trinidad Drive to where it would tie into a cross-rail fence adjacent to Iron Horse Boulevard. On the residential side of the fence, five large shade trees and five ornamental trees would be planted as required by the RI-PD standards. A plan showing the fence location and photos of the site are shown below.



FENCE LOCATION



NORTH FROM TRINIDAD DRIVE



EAST FROM BANK PROPERTY

VISION2030 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 zoned 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 Cambridge Manor Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the October 16, 2025, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3936