



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** July 18, 2019  
**SUBJECT:** PP 2018-04 Consideration of a request from Right Quest LLC for a preliminary plat of Iron Horse Heights, being 9.564 acres located in the 6300 block of Iron Horse Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Beaten Path Development LLC, Right Quest LLC is requesting approval of a preliminary plat of Iron Horse Heights. This 9.564-acre development is generally located at the southeast corner Iron Horse Boulevard and Browning Drive. The proposed preliminary plat meets the requirements of the zoning ordinance and the subdivision regulations.

### **GENERAL DESCRIPTION:**

The site under consideration has frontage on three streets: Iron Horse Boulevard, Browning Drive, and Hilltop Drive. The preliminary plat includes two lots intended for the construction of a multifamily residential project and a commercial building. The property is zoned TOD Transit Oriented Development and is located in the Iron Horse station area. A special development plan for the site was approved by City Council on January 22, 2018 (Ordinance 3497).

- Lot 1. This 8.829-acre lot is the site for the proposed multifamily residential development. The special development plan for this project is a 328-unit complex that includes four four-story buildings and one three-story building. Buildings fronting Iron Horse Boulevard also feature approximately 28,000 square feet of first floor flex space, or apartment units that are built to be “commercial ready” for possible future conversion to commercial uses.
- Lot 2. This 0.477-acre lot is located at the corner of Iron Horse Boulevard and Browning Drive. It is intended for future development of 4,000 square feet of commercial space.

**COMPREHENSIVE PLAN AND 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.

**THOROUGHFARE PLAN:** The development has frontage on Iron Horse Boulevard, Browning Drive, and Hilltop Drive.

Iron Horse Boulevard is classified as a *Commercial Avenue* within the TOD district. The Commercial Avenue is a four-lane street with an 80-foot right-of-way, including on-street parking, six-foot wide sidewalks, and tree wells. A right-of-way dedication of 16 feet is provided on Iron Horse Boulevard to accommodate the roadway design.

Browning Drive and Hilltop Drive are both classified as *General TOD Streets*. This type of roadway is a two-lane street with a 60-foot right-of-way, including on-street parking, six-foot wide sidewalks, and tree wells. A right-of-way dedication of 5 feet is provided on Hilltop Drive to accommodate the roadway design.

**ROUGH PROPORTIONALITY:** The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the city’s design criteria. The final scope of said improvements is not yet confirmed as civil infrastructure plans are not yet approved. The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by a professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Office Single-family residential (Iron Horse Commons)
WEST	PD Planned Development	Transit Oriented Development (Iron Horse)	Vacant property
SOUTH	R-7-MF Multifamily I-2 Medium Industrial	Transit Oriented Development (Iron Horse)	Hilltop Apartments Self-storage facility
EAST	I-2 Medium Industrial	Transit Oriented Development (Iron Horse)	Self-storage facility

**PLAT STATUS:** The property is currently unplatted.

**RECOMMENDATION:**

Approve PP 2018-04.