



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 16, 2016

SUBJECT: SDP 2016-03, Ordinance No. 3410, Public Hearing and consideration of a request from Our Country Homes for a Special Development Plan for Iron Horse Commons on 27.842 acres in the 6400 and 6500 blocks of Iron Horse Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Our Country Homes (OCH) Development is requesting approval of a Special Development Plan within the Iron Horse Transit Oriented Development Zoning District. The applicant proposes to develop three distinct phases at the northwest, northeast and southeast corners of Iron Horse Boulevard and Browning Drive. The purpose of this Special Development Plan is for the consideration of four waivers to the Transit Oriented Development (TOD) Code.

GENERAL DESCRIPTION:

A similar application for this property was denied by City Council on March 14, 2016. The applicant has revised their development plan in response to the comments made by City Council.

IRON HORSE COMMONS DEVELOPMENT SUMMARY: The proposed Iron Horse Commons is divided into three tracts. The following summarizes the development by each tract.

Tract 1 – Northwest Corner of Iron Horse & Browning

- 70 – 25'x90' Townhome Lots
- 15 – 25'x90' Live/Work Units
 - A live/work unit is a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level behind the work component, or on any other level of the building.
 - Approximately 15,000 square feet of commercial "work" area is provided through the live/work units (13% of the total first floor building area of Tract 1).

- Direct access to the Cotton Belt Trail
- Parallel on-street parking along Iron Horse Blvd townhome units and angled on-street parking along live/work units.
- A 0.30-acre open space park adjacent to the Cotton Belt Trail featuring public art.

Tract 2 – Northeast Corner of Iron Horse & Browning

- 21 – 40'x100' Single Family Residential Lots
- 23 – 30'x95' Townhome Lots
- 27 – Option of 30'x95' Townhome Lots or 30'x95' Cottage Lots
- A 0.63-acre open space park featuring public art
- Parallel on-street parking along Iron Horse Boulevard
- Approximately 22,400 square feet of existing or future commercial at the hard corner of Iron Horse & Browning (14% of the approximate first floor area of Phase 2)

Tract 3 – Southeast Corner of Iron Horse & Browning

- 3-story residential apartment building requested by SDP to face Browning
- 3-story mixed use and/or shopfront commercial buildings along Iron Horse
- To conform to mixed-use criteria
- Approximately 0.67-acres of publicly accessible open space area

City Council's primary concern with the previous plan was the lack of commercial uses and the requests for modifications to the mixed-use criteria of the TOD Code. The new application addresses this and differs from the previous application in the following areas:

1. Fifteen (15) townhome units along Iron Horse in Tract 1 were converted to live/work units to provide a commercial presence on the northwest side of the development.
2. No changes were made to Tract 2 to address Council's concerns for commercial uses. However, the applicant has demonstrated the feasibility of 22,400 square feet of future commercial uses to develop on property adjacent to Tract 2.
3. The applicant requests special approval for 27 lots to be developed as detached townhomes in Tract 2 if the market shows interest in this product in this location. Their "Texas Townhome" would be a 25-foot wide home on a 30-foot wide lot. The minimum lot width for a detached single-family residential home in the TOD is 40 feet; therefore, approval of this option through the Special Development Plan is required.

4. Tract 3 is completely different from the original proposal. The applicant proposes 3-story mixed-use buildings along Iron Horse Boulevard, with two stories of multi-family residential above a first floor of flex/commercial space that will meet the mixed-use criteria of the district. They have requested special approval of a 3-story apartment building along the Browning Drive frontage. The below exhibit shows the original plan (left) and the revised plan (right) for comparison purposes.



Tract 3 Original Plan



Tract 3 Revised Plan

MIXED USE CRITERIA: The table below demonstrates how the applicant proposes to comply with the Mixed Use Criteria cumulatively across all three tracts of the development. As they intend to comply with the TOD requirements, this information is for demonstrative purposes only and is not part of the Special Development Plan.

Approximate First Floor Area Uses – Iron Horse Commons

	Residential	Non-Residential	Open Space	Total Tract
<i>Tract 1</i>	84,000 SF (72%)	19,500 SF (17%)	12,700 SF (11%)	116,200 SF
<i>Tract 2</i>	112,000 SF (69%)	22,400 SF (14%)	27,358 SF (17%)	161,758 SF
<i>Tract 3</i>	43,200 SF (33%)	58,740 SF (45%)	29,200 SF (22%)	131,140 SF
Total Use	239,200 SF (58%)	100,640 SF (25%)	69,258 SF (17%)	409,098 SF

COMPREHENSIVE PLAN & CURRENT 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.



The Character Zone (i.e. subzone) that the majority of the land is located is the “General Mixed Use” Character Zone, which permits single-family townhomes, single-family detached homes, and live/work units by right.

SURROUNDING ZONING | LAND USE:

- North:** I-2 Industrial | Transit Oriented Development
- West:** I-2 Industrial | Transit Oriented Development
- South:** R-7-MF & TOD | Transit Oriented Development
- East:** I-2 Industrial | Transit Oriented Development

PLAT STATUS: A Preliminary Plat is anticipated to be considered by the Planning and Zoning Commission on May 19, 2016, if this application receives approval from City Council. Proposed Phase 1 (northwest corner of Browning & Iron Horse) is currently platted as Lot 2A, Block 2, Industrial Park Addition. Phases 2 and 3 at the northeast and southeast corners are unplatted and described tracts within the Edmund King Survey, Abstract No. 892.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a Special Development Plan for consideration of five waivers to the Transit Oriented Development Code. The Special Development Plan process is intended to allow applicants development flexibility to address specific market opportunities and/or contexts within the Transit Oriented Development District. In evaluating a Special Development Plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

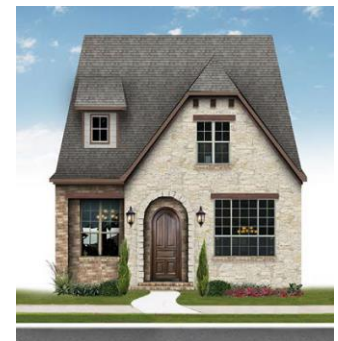
- the goals and intent of transit oriented development in the city;
- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.

TOD WAIVERS REQUESTED: The following waivers to the TOD Code have been requested by the applicant or identified by staff as part of this Special Development Plan.

1. ***Open Space Distribution.*** The Regulating Plan for the Iron Horse TOD identifies a 2.5-acre “Proposed New Civic/Open Space” area at the southwest corner of Browning Drive & Hilltop Drive. Rather than providing a centralized park area, the applicant is proposing to disperse smaller open space areas throughout all three tracts of the 27-acre development. Five percent (5%) open space is the minimum requirement within the TOD, which the proposed development plan far exceeds. The TOD Code states “Open Spaces should be

designed to be prominently featured, visible, and accessible from the public right of way, and add value to the neighborhood.” The Development Review Committee deferred approval of the open space distribution in lieu of a more centralized open space area as defined by the Regulating Plan.

2. ***Iron Horse On-Street Parking.*** The TOD Code designates Iron Horse Boulevard through most of this proposed development as a “TOD Boulevard.” The TOD Boulevard cross section, as currently planned, does not include on-street parking. On-street parking is proposed in order to create a safe buffer between pedestrians and the moving traffic on Iron Horse and to provide easy-access parking for townhome and live/work unit residents and visitors. The City hired Kimley-Horn & Associates to develop an Iron Horse Boulevard Corridor Plan that would help identify the preferred cross section for Iron Horse through the TOD area. It is anticipated that one of the resulting recommendations will be for on-street parking along this stretch of Iron Horse Boulevard.
3. ***Tracts 1 & 2 Reduction of Façade Openings.*** The TOD Code requires all new residential buildings within the TOD to have windows or doors covering no less than 30% of all street facing façades. The applicant has requested a reduction to 20% on all side-street facing facades but has agreed to increase the minimum openings to 35% on all front-facing facades.
4. ***Tract 3 Apartment Building along Browning.*** In response to City Council’s comments, the applicant has provided 3-story mixed-use buildings along Iron Horse that will accommodate the minimum percentage of commercial uses required by the TOD for this district. They are requesting approval to allow a 3-story apartment building (no first floor commercial standards) along Browning Drive on Tract 3.
5. ***Tract 2 Cottage Lot Option.*** As previously mentioned, 27 lots internal to Tract 2 are 30-feet wide by 95-feet deep. Single-family attached townhomes are shown as the primary option and are a permitted building type in this area of the TOD. The applicant is requesting approval to allow these lots - at the same quantity and dimensions - the option to develop as single-family *detached* homes. This would be a 25-foot wide house on a 30-foot wide lot. The purpose is to allow a diverse product mix and a transition from the single-family detached lots on the east side of Tract 2 to the townhomes along Iron Horse.



PLANNING AND ZONING COMMISSION: The Planning & Zoning Commission held a public hearing and considered this item at their May 5, 2016 meeting and voted 6-0 to recommend approval.



RECOMMENDATION:

To approve Ordinance No. 3410, case SDP 2016-03.