



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 2, 2021
SUBJECT: PLAT21-0006 Consideration of a request from Winkelmann & Associates for a final plat of Lot 5, Block 1, Wolff Iron Horse Addition, being 2.618 acres located at 6301 Northeast Loop 820.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Skeeter & Bucky LP, Winkelmann & Associates is requesting approval of a final plat of Lot 1, Block 5, Wolff Iron Horse Addition. This 2.618-acre property is located at 6301 Northeast Loop 820.

GENERAL DESCRIPTION:

The property is located on the west side of Iron Horse Boulevard at the northwest corner of Northeast Loop 820. The site is bordered on the west by the right-of-way for TEXRail, and on the north by the Spanos Iron Horse multifamily development, which is currently under construction. The property is vacant and is currently unplatted.

The proposed final plat is intended to be a conveyance plat for the purpose of establishing a legal description so the property may be sold or conveyed to another owner. Development permits and building permits will not be issued, and public utility services will not be provided, until public infrastructure plans are approved by the City to support the development of the property.

While the property is zoned C-2 (Commercial), the site falls under the guidelines of the Iron Horse TOD Regulating Plan and development standards. Specifically, the property is located within the High Intensity Mixed Use character zone of the Iron Horse Transit Oriented Development district. The High Intensity Mixed Use character zone is intended for large-scale commercial uses and supporting retail, restaurant, and residential uses.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-



story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

CURRENT ZONING: The property is currently zoned C-2 (Commercial). This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

TRANSPORTATION PLAN: The development has frontage on the following streets.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Iron Horse Boulevard	C4D Major Collector	Transit Oriented Development	4-lane divided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Multifamily buildings (under construction)
WEST	U (School, Church, and Institutional)	Parks/Open Space	Iron Horse Golf Course
SOUTH	PD (Planned Development)	Urban Village	Community Enrichment Center (across NE Loop 820)
EAST	PD (Planned Development) C-2 (Commercial)	Urban Village	Shooting range (Shoot Point Blank) Sam's Club

PLAT STATUS: The property is currently unplatted.

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.

CITY COUNCIL: The City Council will consider this request at the December 13, 2021, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve PLAT21-0006 with the conditions outlined in the Development Review Committee comments.