



## CITY COUNCIL COMMUNICATION

November 22, 2011

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Mike Collins, Director Planning and Economic Development

**REFERENCE NO:** 11-04-SP

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### **ACTION REQUESTED:**

To approve a request for a Site Plan for Urban Residential Lofts proposed to be located on John H. Havens Survey, Abstract 685, Lot 1, Block G and Lot 1, Block H, Glade Parks Addition, 2800 and 2801 Brazos Boulevard, concurring with the Planning and Zoning Commission's 6-0 recommendation for approval on November 22, 2011.

### **ALTERNATIVES:**

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** JLB Partners

**Location/Zoning:** 15.384 acres east of Heritage Avenue to Brazos Boulevard within the Glade Parks Planned Development Zoning District.

**Project Description:** JLB Partners is the developer of 15.384 acres of urban loft residential to be located within the Glade Parks development. The development will be a high end, rental community managed through a single ownership. The developer proposes to construct sixteen buildings with 417 residential units. The average density of units over the development is 27 units to the acre which is less than the maximum of 30 units to the acre as approved within the Glade Parks Planned Development Ordinance.

In addition to the units, a leasing office, workout facilities, two swimming pools and meeting spaces will be constructed with the development.

*Site Layout* – The goal of the Urban Residential/Commercial subdistrict in the PD ordinance was to provide area for medium density residential housing that is street loaded to provide a walkable streetscape environment. This arrangement is different than typical garden style apartment communities which tend to be solely auto-oriented with buildings clustered in the

center and surrounded by parking. In contrast, the JLB proposed project has the majority of the units facing public right of way along Brazos Boulevard and Red River Drive. Common entrances to the street provide accessibility to the walking environment for the residents of the community. The majority of parking is internal to the site through open lots, garages attached to the units, and covered spaces. On-street parking is also provided in accordance with the street sections provided in the PD Ordinance.

*Landscaping Screening and Streetscape* – The project will be heavily landscaped. Common areas will be provided with many trees. There are several green areas which will have access for curbing dogs and picnic areas. Easily accessible from the Urban Lofts, a park will be located at the northeast corner of Brazos Boulevard and Red River. Public access areas along the streetscape will include street trees and front landscape areas, as well as pedestrian enclaves located between buildings. These enclaves will have typical street furniture including benches and trash receptacles. Masonry fencing will be installed along Heritage Avenue and the rear portion of the property facing future commercial development. Other areas connecting buildings will be of steel tubular, wrought-iron style fencing with masonry columns. Sidewalk/trails and additional landscaping along Heritage Avenue will provide added green/walking space between the street and the residential buildings.

*Architecture* – JLB Partners have provided color elevations of the proposed buildings. Combining masonry products of true stucco and stacked stone, the exterior finish and colors are compliant with the typical elevations and material choices as approved within the Glade Parks PD Ordinance. Units will have balconies, transom windows, gabled roofs, balcony roofs highlighted by decorative bracketing and standing seam metal roof elements. An increased building height element with stone on all three stories will be located at the north-west corner of Brazos Boulevard and Red River.

The Development Services Group has worked extensively with the developer to ensure a product which is in compliance with the goals and regulations of Glade Parks Planned Development ordinance. The DSG has certified the site plan and recommends approval.

The Planning and Zoning Commission voted 6-0 and recommended approval of the site plan at their November 15, 2011 meeting.

**SUPPORTING DOCUMENTS:**

- Exhibits
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office