

**ITEM 6      CASE #11-04-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN**

Consider a recommendation regarding a request for a Site Plan for Urban Residential/Commercial Lofts proposed to be located on John H. Havens Survey, Abstract 685, Block G, Lot 1, and Block H, Lot 1, Glade Parks Addition, 2800 and 2801 Brazos Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

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.

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.

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.

Commissioner Portugal asked if the developer had any other projects close by similar to this project.

Mr. Cook stated that the developer has a similar urban loft project in the City of Grapevine in which the ground floor is mixed use retail. It is of a high quality construction.

Commissioner Tompkins asked if there were garage parking for the residents.

Mr. Cook explained that there were indeed garage parking for residents. Some of the garage spaces were going to be tied to individual units, while others would be leased. Additional parking would be provided behind the garage spaces as tandem parking. Other spaces would be under metal roofs with masonry columns and finally there will be spaces on the site as normal open parking.

Commissioner Mennis asked of the developer what he thought the timeline would be for the development and construction of the project.

Mr. Paul Johnston of JLB Partners, 900 Lake Carolyn Parkway Suite 960, Irving Texas stated that the timeline of development would be based on the scheduling and construction of the public improvements and infrastructure. Initial construction would begin on the Leasing Office and Amenities Center with several units. His company would require approximately 60 days to start and then about 10 to 11 months to start opening on a timed delivery schedule. Each building would be built in phases with the total time period being 19 months from the start of initial construction.

Commissioner Mennis asked if the development was going to be built in phases.

Mr. Johnston stated that the whole project would be built, but each building would be phased construction moving individual trades to each building in order to keep a schedule.

Commissioner Brown asked how much street parking would be provided.

Mr. Cook responded that on-street parking would primarily be used as guest parking and be designed in accordance with the requirements of the Glade Parks PD

Ordinance. There will be runs of four to five parallel parking spaces interrupted by pedestrian crossings which will allow greater visibility of pedestrians from the street. In addition, there will be changes in the pavement type which will alert drivers to the crosswalk areas.

Mr. Johnston stated that all of the resident parking is accommodated interior to the development.

Chairman McNeese asked the applicant to give him a ballpark figure about the rental prices of the units.

Mr. Johnston stated that until the development was completed, rental rates would be determined at that time, but an estimate would be that a one bedroom unit at 700 square feet would demand about \$900 a month and a three bedroom unit at 1600 square feet would lease at \$2000 per month.

Commissioner Portugal made a motion to recommend approval of Case #11-04-SP. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)