



## PLANNING AND ZONING COMMISSION COMMUNICATION

November 15, 2016

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 16-03-PD and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 16-03-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 4.288 acres in the L. Franklin Survey, Abstract No. 513, located on the east side of State Highway 121 frontage road, north of Mid-Cities Boulevard from TX-121 Gateway District (TX-121) to Planned Development (PD) zoning to allow age-restricted multi-family residential, and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

1. Table the Public Hearing.
2. Recommend approval of the request – *simple majority*
3. Recommend approval of the request with modifications – *simple majority*
4. Recommend denial of the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Charles S. Teeple, IV

**Location/Zoning:** 4.288 acres located on the east side of State Highway 121 frontage road, north of Mid-Cities Boulevard. The property is currently zoned TX-121 Gateway District (TX-121).

**Project Description:** Charles Teeple represents Teeple Partners the developer and property use owner of the proposed age-restricted multi-family development. The property is surrounded on two sides by the Kensington by the Vineyard multi-family development and by Federal Heath sign manufacturing on the south. The property has been zoned TX-121

since the creation of the district in 1998. Access to this particular site can only be made from northbound traffic along the SH 121 frontage road. There is an access ramp to northbound main lanes of SH 121 at approximately midway along the street frontage of the parcel. The parcel is approximately 1,200 feet from the Mid-Cities Boulevard intersection with FM 157/N. Industrial Boulevard intersection.

*Zoning* – The proposed Planned Development zoning district would be specifically to allow the development of a four (4) story, surface parked, market rate, multi-family development. The development would specifically be limited to age-restricted residents fifty-five and older. The developer has designed a site plan and elevation of the project which is submitted as exhibits to the proposed zoning change ordinance, thereby, tying the development as conditions of the ordinance.

*Structure and Development* – The development proposes a total of 151 multi-family units with efficiencies, one-bedroom and two bedroom units. 66.9% (101 one bedroom units) are proposed to be the predominant unit type. The development company has built and managed several multi-family developments and intends to retain ownership and management of this project.

*Access and Parking* – Access to the property will be made through three drive approaches onto the site. As traffic is northbound only, The most northern and southern access will be exit only to the frontage road. Entry will be made through the center access. There will be guest parking in the front of the facility and gated access to the remaining parking for residents. Parking will be made through surface parking, tucked under garage parking and some tandem spaces (parking on garage approaches). There is an existing secondary emergency access only drive on the southern portion of the development to the Kensington apartments. This access drive will be reconfigured and maintained to ensure adequate emergency access.

*Landscaping and Architecture* – The property currently has no indigenous trees. There will be considerable landscaping on-property focused primarily on the streetyard facing the primary view from the public right-of-way. Additional landscaping will be installed throughout the site as foundation planting and planting areas within the parking areas of the site. The structure itself will feature a brick façade with non-flush windows. Access to the units will be internal to the building. A porte-cochere will be installed for resident access to the primary lobby area of the development. The roofline of the development is a 4:12 pitch which brings a residential look to the building. Internally there will be entertainment areas for the residents as well as elevators for the movement of residents.

Age restricted multi-family housing is a growth area of development in the community. There is a demand as our population is aging and retiring within the community they have contributed to for many years. This type of residential development is not intended for assisted living or medical assistance living, rather for active mature adult. The proposed development utilizes the property efficiently and will not significantly contribute to additional congestion in the area.

Staff recommends approval of the Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner