

STAFF REPORT

Case Number: 16-ZA-04
Request: Amendment to Planned Development District No. 90 (PD-90)
Address: Tract 3
(4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive)
Petitioner: Leeds Real Estate Services, Inc.

Existing Conditions:

The Planned Development District No. 90 (PD-90) zoning district was created in 2007 to allow residential uses in the entire 40.4898 acres south and east of Alpha Road, west of Midway Road and north of Blue Lake Circle and to foster the development of a mixed-use community of urban-style multifamily residential, retail and office uses.

The entire area of PD-90 allows the development of up to 2,000 apartment units or condominium homes and requires a minimum of 33 sf of retail spaces for every dwelling unit throughout the district and a minimum of 30,000 square feet of retail concentrated in the heart of the project, within Tract 3 - approximately 16 acres between McEwen Drive and Blue Lake Circle.

The PD-90 Conceptual Site Plan illustrates the future development as a combination of live-work multi-family residential community with a required commercial component. PD-90 with the Conceptual Master plan for the entire 40.4894-acre area and the Conceptual Site Plan for Tract 3 were approved with Ordinance 2921 in August 2007.

Originally, PD-90 established the development standards for 4 tracts, ranging in size from approximately 2.7 acres to 16 acres. (See Conceptual Master Plan _ Ordinance 2921) In October 2008, a small tract (0.852 acres) east of Midway Road (former Legacy Texas Bank site) was added to PD-90 as Tract 5. (See Conceptual Master Plan _ Ordinance 2995).

The current zoning amendment is referring only to Tract 3, a rectangle shaped tract bordered by Blue Lake Circle and McEwen Drive.

Proposed Amendments:

The intent of this proposed amendment is to adjust the Conceptual Site Plan to accommodate the proposed Detailed Site Plan for a new mixed-use development project known as "Midway Urban Village". Midway Urban Village is a proposed mixed-used community containing: 586 multifamily dwelling units and 17,840 sf of retail.

The two main differences between the existing and proposed Conceptual Site plans are:

- 1) The proposed alignment of the new internal east-west private street would be modified. The proposed new street would be more direct configuration, going straight from both sides of McEwen Drive and extending Greenview Boulevard southward. This new alignment eliminates the artificial water feature.
- 2) PD-90 requires a minimum of 30,000 square feet of retail for Tract 3. The applicant is proposing to develop 17,840 square feet of retail in the first floors of two buildings and in the proposed clubhouses. Additionally, the applicant is proposing 5 ‘retail-ready’ units (4,567 square feet) that will be built to commercial standards. The units could be converted to retail use if needed in the future, but would be allowed to be used as dwelling units until such time.

(See Conceptual Site Plan _ draft, version August 2016)

The proposed amendment would establish a requirement of minimum 30 square feet of retail for every proposed dwelling unit within Tract 3, reducing the required retail for Tract 3 to 17,840 square feet.

Other minor changes will include:

- Commercial and retail would not be restricted only to street level (due to clubhouse configuration).
- Individual leasing offices and clubhouses will be permitted and allowed to be one or two stories in height.
- The requirement for installing street landscaping on the opposite sides of the streets bordering Tract 3 would be waived.
- Surface parking would be allowed to exceed 10% of the required parking (The Detailed Site Plan proposes approximately 20%).
- Requirements for screening the off-street loading areas would be waived. (The Detailed Site Plan proposes shared spaces along the interior street, head-in parking spaces and loading areas).
- The standards for signage would be determined by the Detailed Site Plan.
- Increasing masonry requirements to 75% for all buildings.
- The requirement for a minimum clear width of 8 feet for all sidewalks would be waived. (The Detailed Site Plan proposes 6 feet wide sidewalks along the public streets and 8 to 15 feet wide sidewalks / walkways for the interior street).

All these changes are included in the chapters for Building Volume Regulations, Site Coverage and Landscape, Parking, Loading, Signs and Exterior Materials to better accommodate the proposed Detailed Site Plan.

Public Response:

Sixteen (16) zoning notification letters were mailed to the surrounding property owners on August 10th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. As of August 19th, no letters of opposition have been received by the City.