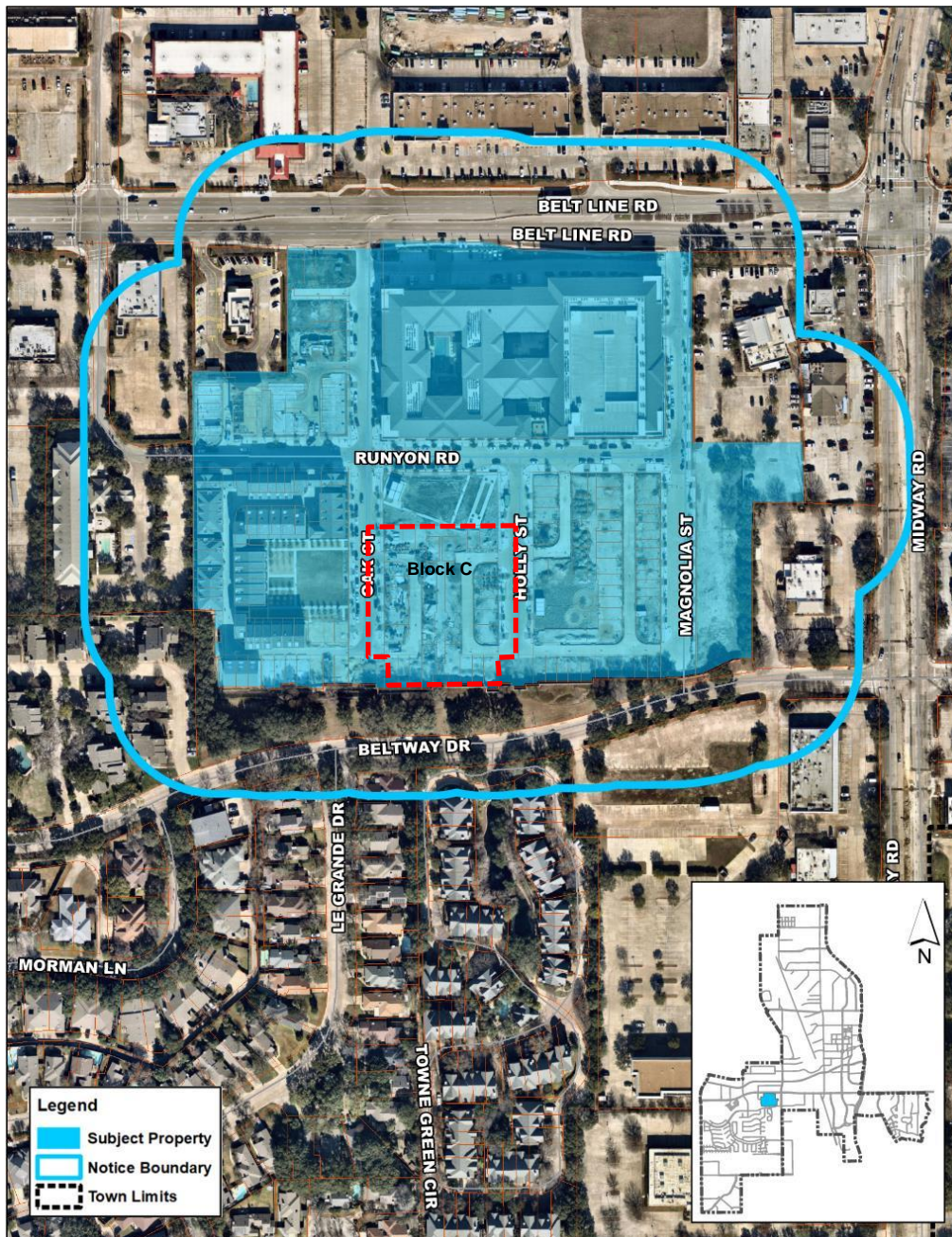


# 1865-Z

**PUBLIC HEARING** Case 1865-Z/Addison Grove, Block C. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Block C of the Addison Grove Addition, including a Site Plan, Landscape Plan, Facade and Floor Plans for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road.

## Location Map





February 21, 2022

## STAFF REPORT

RE: 1865-Z/Addison Grove, Block C

LOCATION: 4134-4148 Runyon Road  
4131-4157 Beltway Drive  
14953-14969 Holly Street  
14958-14974 Oak Street

REQUEST: Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 34 townhomes units and one open space lot situated within Block C of the Addison Grove Addition.

APPLICANT: Daphne Sheng, Texas Intown Homes LLC

## DISCUSSION:

Background: Block C is part of the Addison Grove Addition, an approximately 17.4-acre site situated on the south side of Belt Line Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has now been constructed and occupied. In April 2021, the Development Plan for Block A was approved, which included 16 townhomes and 17 live/work units. Permit review and lot construction is ongoing in Block A. In August 2022, the Development Plan for Block D was approved, which included 54 townhome units. Permit review is ongoing for Block D.

At this time, InTown Homes is ready to proceed with Block C, and in order to receive the necessary building permits, they must first obtain Development Plan Approval from the Town.

**Proposed Plan:** The development plans include the site plan and landscape plan for the entirety of Block C, as well as representative building elevations and floor plans for the 34 townhomes units that comprise this block. The plan accommodates eight, four-story buildings, and two, three-story buildings. The architectural character continues the traditional appearance of the Addison Grove neighborhood, with primarily brick façades. Units range in size from three to four-bedroom units that accommodate 2,154 square feet to 4,588 square feet of floor area.

**Staff Review:** Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

**Uses:** The applicant is proposing 34 townhome units and one open space lot in Block C. **The proposed uses meet the standards in the ordinance.**

**Development Standards:** PD O16-003 established development standards defining required setbacks, building heights, lot sizes, and minimum and maximum floor area of certain uses. The development plan is in compliance with all development standards, as detailed below:

*Street Build-to Line:* The development standards require that at least 70% of the building be at the build-to line along Type A streets. This has been met.

*Other Setbacks:* There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

*Building Height:* The development standards require a minimum building height of two stories (23 feet) and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories, with the tallest unit measuring 60 feet to the midpoint of the roof. All buildings meet this requirement.

*Minimum Area per Dwelling Unit:* The development standards require that townhomes be at least 1,350 square feet. All proposed units in Block C meet or exceed these requirements.

*Maximum Lot Coverage:* The development standards require a maximum lot coverage of 95%. This has been met.

*Landmark Buildings:* The development standards require that buildings at the corners or end of streets be designated as landmark buildings and should include unique architectural features. The representative elevations provided reflect landmark corners where Runyon Road intersects

Holly Street and Oak Street. Buildings 7 and 8 comply with the landmark building requirement through the provision of unique articulation and design elements.

**The proposed plans comply with the development standards in the ordinance.**

**Open Space:** PD O16-003 requires open space to be provided to support residential uses and is calculated to require two acres for every 1,000 residents up to 2,250, and then 1.5 acres per 1,000 residents above 2,250. The PD ordinance assumes 1.5 persons per dwelling unit. When applied to the entire project, 1.52 acres of open space is required. This requirement was met through dedication of 1.5606 acres of public open space for the full 17.4-acre development site, as prescribed by Ordinance O16-020 and depicted in the Addison Grove plat. **The proposed plans comply with the open space standards in the ordinance.**

**Parking:** PD O16-003 requires that two off-street parking spaces be provided for each townhome, which may be provided through tandem parking. Each unit has a minimum of two garage parking spaces. **The proposed plans comply with the parking standards in the ordinance.**

**Exterior Appearance:** PD O16-003 requires at least 80 percent of the exterior walls to be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades. The front façade for building 8 has the lowest masonry percentage within Block C at 85.9%. The elevations show a mixture of brick, stucco, and minimal amounts of siding. **The proposed plans comply with the exterior appearance standards in the ordinance. Further compliance will be assessed during the building permit review process.**

**Landscape:** PD O16-003 prescribes landscape standards for the street edge as well as private landscaping. The full landscape plan for the development was previously approved through the Block B Development Plan Approval and further refined as part of the full civil construction review. The landscape plan provided in this submittal addresses the open space lot that is in the center of Block C, situated between buildings 5 and 6. This landscape plan has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

**Screening of Mechanical Equipment:** PD O16-003 requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

**General Requirements:** When the zoning was approved, several conditions were added and became part of the regulations for the development. These conditions include:

*Fencing:* The front yards of the townhomes which face towards Beltway Drive shall be delineated from the public green space with a short, wrought iron or decorative fence. These improvements are reflected in these plans and will need to be installed following construction of the townhome units in this phase.

*Courtyard Design Standards:* Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The proposed plans confirm that the private courtyards in Block C will include enhanced landscaping.

**The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are provided.**

**RECOMMENDATION: APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance, PD O16-003. In order to account for needed construction phasing conditions and to correct several ongoing issues with this project, Staff recommends approval subject to the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- The public parks situated within Blocks B, C, and D are completed and accepted by the Town prior to the release of any Block C building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.
- A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed in front of Beltway Drive adjacent lots. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. This temporary construction fence will be installed immediately following the removal of any segment of the wall and shall be removed upon substantial completion of the exterior improvements associated with those lots.



Case 1865-Z/Addison Grove, Block C

February 21, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 21, 2023, voted to recommend approval of an ordinance adopting a development plan for Block C of the Addison Grove Addition, including a site plan, landscape plan, façade and floor plans for 34 townhomes and one open space lot in an existing Planned Development (PD) District, through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road, subject to the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- The public parks situated within Blocks B, C, and D are completed and accepted by the Town prior to the release of any Block C building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.
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Voting Aye: Branson, Catalani, Chavez, DeFrancisco, Faircloth, Fansler, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none