

Lindsey Hill Council Committee Meeting

March 18, 2019

Overview

Purpose: Review and provide direction on outstanding items in the Lindsey Hill PDD



September Committee - Recap Outstanding Items - Overview

1. Apartment / Condo Restrictions
2. On-Street Parking
3. Off-Street Parking
4. Building Height
5. Street Cross-Sections

Discuss PDD Consideration
Schedule

September Committee Recap

- Reviewed Complete PDD
- Minutes: Discussion/Actions
- Summary of Action Items
- Discuss Outstanding Issues

Lindsey Hill Summary of Action Items

Purpose

This document provides an overview of Action Items discussed at the Lindsey Hill Council Committee Meeting on Thursday, September 27, 2018. The tables below indicate the manner in which these items have been addressed by the Applicant in the Resubmittal PDD Document.

= Item Not Addressed

Multifamily Residential Apartments - Occupancy Restrictions Discussion (1.1.B)

Action Item	Item Addressed?	Pg. #
Add "inclusive" after the age indications throughout the section	Yes <i>(Different wording, but intent addressed)</i>	8-9
Amend to ensure age restrictions apply to all tenants	Yes	8-9
Add language to ensure that individuals aged 18-22, cannot be occupants unless parent or legal guardian is a primary leaseholder.	Yes	8-9
Summary Table Line Item: The Committee agreed with staff regarding requiring that occupancy restrictions be added per current LDC requirements in that no more 2 unrelated individuals per unit.	No – However, the applicant has provided language to limit occupancy within the development that is more restrictive than LDC occupancy restrictions.	8-9

Residential Condominiums Discussion (1.1.C)

Action Item	Item Addressed?	Pg. #
Add that the occupancy restrictions from section 1.1.B shall apply to condos.	No – However, the applicant has provided language to limit occupancy within the development that is more restrictive than LDC occupancy restrictions.	9
Add statement that they may not be rented. The HOA has ability to provide exceptions on a case by case basis. (ex; with sign off from a certain percentage of approval from other owners).	Yes The HOA can approve exceptions on a case-by-case basis	9-10
Require in the PDD that the occupancy restrictions above be added to the condo declarations.	No – However, proposed language is similar to multi-family occupancy restrictions.	9-10

Locations of Uses (Figure 1-1)

Action Item	Item Addressed?	Pg. #
Add flexibility in the PDD to allow the apartments to switch to condos if the market will dictate a switch.	Yes	6, 7, 10

Action Item

Require occupancy restrictions be added per the current LDC (no more than 2 unrelated individuals per unit)

Addressed?

No - language proposed is more restrictive than current LDC.

- Not "rent by the bedroom"
- Not "Purpose Built Student Housing"
- All occupants named in the lease
- No leasing to 22 years old or younger, unless either
 - living with a parent, legal guardian who is older than 22 years old or who meets below criteria:
 - Min 5 year credit, property rental, or property ownership history
 - Min 3 year credit, property rental, or property ownership history + full time job
- No subleasing
- City ability to review leases



Council Direction?

Action Item

Require occupancy restrictions be added per the current LDC (no more than 2 unrelated individuals per unit)

Addressed?

No - language proposed is more restrictive than current LDC.

- Owner-occupied, not rented unless approved by HOA
 - HOA can approve exceptions on a case-by-case basis
- No renting to undergraduate students
- Not "Purpose Built Student Housing"
- No leasing to 18 years - 22 years (inclusive) unless the individuals parent or legal guardian resides in the condo.
- Minimum of 30 condos allowed, conversions of multifamily units to condos can occur as desired



Council Direction?

Action Item

Direction to increase multifamily parking ratio from 0.85 spaces/bed to 1.05 spaces/bed

Addressed?

Land Use	Minimum Parking Ratio	Location
Multifamily	.85 spaces per bedroom	Main Garage
Retail/Commercial	1 space per 250 SF of retail area	Main Garage
Office	1 space per 300 SF of office area	Main Garage
Condominium	1.5 spaces per condo unit	Condo Garage

Action Item

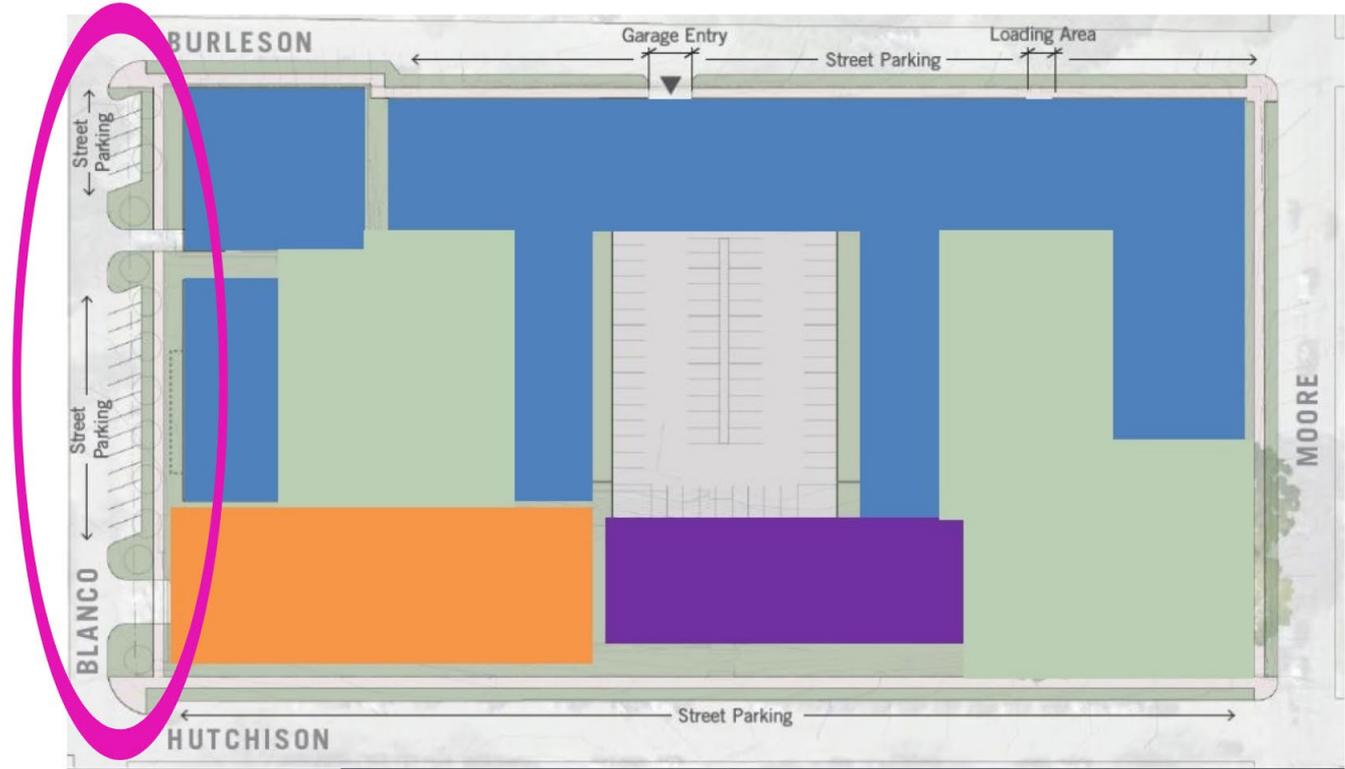
Blanco Street parking spaces shall be open to the public and shall not be credited to the Project's parking requirement.

Addressed?

No -
However, the developer is comfortable with on-street parking on Blanco being open to the public and not counted towards the project if allowed to park at 1.5 spaces per bedroom for condo

Blanco Street Parking Spaces

- +/- 20 parking spaces
- Portion of parking spaces are within City ROW and portion are on private property
- ROW will be evaluated at the time of plat to ensure parking spaces are within ROW.



	Apartments
	Retail / Upper Floor Apartments
	Condominium
	Open Space
	Parking Garage

Zoned Conventional Multifamily

**Multifamily Parking
@1.05/bedroom**

Street parking **CREDITED** toward
requirement

	Ratio (per BR or SF)	Spaces Req'd
266 MF beds	1.05 per bedroom	279.3
8700 Retail SF	1 per 250 SF	34.8
30 Condos (66 beds)	1.05 per bedroom	69.3
Total Parking Required:		383.4
Minus 60 credited on-street:		60
Off-Street Parking Required:		323.4

Zoned for Urban Mixed Use

Mixed Use Parking @1/unit

Street parking **CREDITED** toward
requirement

	Ratio (per BR or SF)	Spaces Req'd
266 MF beds (184 units)	1 per unit	184
8700 Retail SF	1 per 250 SF	34.8
30 Condos (66 beds)	1 per unit	30
Total Parking Required:		248.8
Minus 60 credited on-street:		60
Off-Street Parking Required:		188.8

Lindsey Hill Parking Request

Conventional MF: Total off-street parking required: 323.4
Mixed Use Urban: Total off-street parking required: 188.8

1

MF Parking
@.85/bedroom
Condo Parking @
1.5/unit

	Ratio (per BR or SF)	Spaces Req'd
266 Bedrooms	0.85 per bedroom	226.1
8700 SF	1 per 250 SF	34.8
30 Condo Units	1.5 per unit	45
Total Parking Required:		305.9

60 ON-STREET PARKING SPACES TO BE USED FOR PUBLIC USE

2

Blanco Parking Spaces to
be counted towards their
parking requirement
exclusively for Lindsey
Hill use

	Ratio (per BR or SF)	Spaces Req'd
266 Bedrooms	0.85 per bedroom	226.1
8700 SF	1 per 250 SF	34.8
30 Condo Units	1.5 per unit	45
Total Parking Required:		305.9
Minus 20 Credited Blanco on-street:		20
Off-Street Parking Required:		285.9

40 ON-STREET PARKING SPACES TO BE USED FOR PUBLIC USE

Parking Scenarios

Hybrid
Multifamily/
Urban Mixed
Use

MF Parking @.85/bedroom

Street parking **CREDITED**
toward requirement

Bedrooms or SF	Ratio (per BR or SF)	Spaces Req'd
266	0.85 per bedroom	226.1
8700	1 per 250 SF	34.8
30 condo units	1.5 per bedroom	45
Total Parking Required:		305.9
Minus Credited On-Street Parking:		60
Total Off-Street Parking Required:		245.9

Conventional
Multifamily

MF Parking @1.05/bedroom

Street parking **CREDITED** toward
requirement

Bedrooms or SF	Ratio (per BR or SF)	Spaces Req'd
266	1.05 per bedroom	279.3
8700	1 per 250 SF	34.8
30	1.5 per bedroom	45
Total Parking Required:		359.1
Minus On-Street Parking:		60
Total Off-Street Parking Required:		299.1

Hybrid
Multifamily/
Urban Mixed
Use

MF Parking @.85/bedroom

Street parking **NOT
CREDITED** toward
requirement

Bedrooms or SF	Ratio (per BR or SF)	Spaces Req'd
266 Bedrooms	0.85 per bedroom	226.1
8700 SF	1 per 250 SF	34.8
30 Condo Units	1.5 per bedroom	45
Total Parking Required:		305.9

Conventional
Multifamily

MF Parking @1.05/bedroom

Street parking **NOT CREDITED**
toward requirement

Bedrooms or SF	Ratio (per BR or SF)	Spaces Req'd
266	1.05 per bedroom	279.3
8700	1 per 250 SF	34.8
30	1.5 per bedroom	45
Total Parking Required:		359.1



Council Direction?

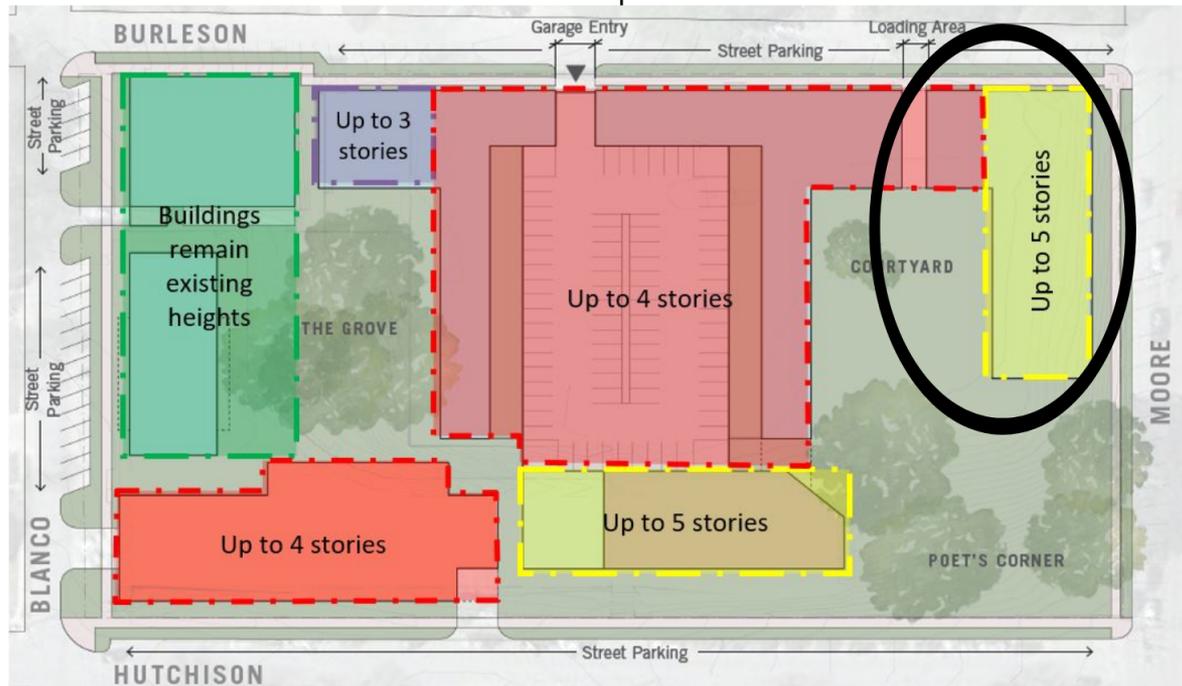
Action Item

Committee uncomfortable exceeding 4-stories except for the retail mixed use on Hutchison. The Committee requested to review the 5th floor tuck-under construction at the corner of Moore and Burleson in order to better understand this approach.

Addressed?

No - Project is mostly 3 to 4 stories with a 5th story added below on Moore and Hutchison where grade drop permits for the added level below. No change in roof line maxing out at the 4th story.

*** Developer provided renderings to show scale*



Building Height / Design

PDD
Figure 5-9; p. 57



Burleson Street

Moore Street

Building Height / Design

PDD
Figure 5-9; p. 57



PDD Requirements for Building Design

- Conceptual Design - not final building design
- Must be substantially similar to Figure 5-9
- Request for Alternative Design requires City Council approval
 - This can be requested if the developer proposes an alternative design; or if staff does not believe the proposed building design substantially conforms to Figure 5-9.
 - Must meet design to an equivalent or better degree
 - Financial Hardship is not the basis for the modification.

Street Cross-Sections

Action Item

Engineering requests increases in lane widths to Moore, Burlleson, and Blanco Street.

Addressed?

No - Applicant is requesting reduced lane widths

Moore Street

All 3 lanes should be 12' in width.
(36' pavement + 3' gutter)



Burlleson Street

Both lanes should be 12' in width.
(21' pavement + 3' gutter)



Blanco Street

On-street parking will need to be fully within the right-of-way. Right-of-way will be acquired at time of plat.



Wrap-Up



PSA

Application

Request to change from "Area of Stability - Existing Neighborhood" to "Growth Area - High Intensity"



PDD

Application

Zoning Change from "P" Public Zoning to "PDD" Planned Development District with a base zoning of "MU" Mixed Use



Possible Timeline

April 23: Planning & Zoning Commission

May 21: City Council (1st Reading)

June 4: City Council Reconsideration

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