



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Development Agreement Establishing Development Standards for Tower Road Apartments Development.

BACKGROUND/SUMMARY:

This development agreement is for the Dominion apartments that are planned on Tower Road near the intersection with Suncrest. This development is partnering with the city's Public Facilities Corporation to bring affordable units into their project.

The development agreement includes provisions for concurrent subdivision review, building and development standards, modified parking requirements, traffic improvements, and utility extensions.

The modified building and development standards include: 40% façade masonry (stone, brick, stucco), architectural and outdoor lighting requirements, and open space enhancements that include a fountain and minimum 6' concrete path surrounding the pond in the development.

The agreement also provides for TxDOT and Travis County traffic improvements including: a traffic signal at Suncrest and FM 973 (subject to TxDOT approval), reconfiguration of the Suncrest/Tower Road intersection, adding a turn lane on Tower Road into the development, and resolving the drainage issues on Tower Road at the property's driveway.

Also, the agreement provided for a minimum number of water and wastewater LUEs as the development is transferring from Manville WSC to the city's water and they're upgrading and extending a city sewer line to the property.

In Exhibit C, the code modifications requested include:

1. Reducing the parking ratio to 1.8 per unit
 - a. Code requirement: 1 ½ spaces for 1 bedroom, 2 spaces for 2 bedroom, 2 ½ spaces for 3+ bedroom, plus additional 10% of total number of spaces for guests. Current unit breakdown is 78 2-bedroom, 180 3-bedroom, and 66 4-bedroom. With 10% guest parking, code requires 707 parking spaces. Reducing to 1.8 spaces/units provides 584 parking spaces, or 123 fewer than code.
2. Pitched roofs with 5:12 slope are permitted
 - a. Code has a minimum of 6:12

3. Buildings' primary façades don't have to face the public ROW
 - a. Code requires all buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development and/or adjacent to public right-of-way, shall have the primary facade front and face the public right-of-way.
4. Bufferyard on the northern property boundary is reduced to 10'
 - a. Code requires a minimum 25' bufferyard
5. Uncovered, surface parking is permitted along the perimeter of the property without single-story garages; existing non-protected or non-heritage trees within the bufferyard can be removed, and concrete panel fencing meets the bufferyard wall screening requirement for the west, north, and east property boundaries.
 - a. Code requires if there is surface parking between the primary structure and an adjoining residential use, that single-story garages be added (in addition to bufferyard screening) to separate and screen the multi-family use from the adjacent non-multi-family use.
 - b. Code requires any established vegetation in a bufferyard area, regardless of species, to be preserved
 - c. Code requires for bufferyard fencing that it be masonry, of which concrete panel fencing or Fenecrete is acceptable and this code modification is just affirming that
6. No maintenance access drives are required around the detention pond(s)
 - a. Not a city requirement but the developer requested to affirm it is not required

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: Yes – partnering with city's PFC
PRESENTATION: No
ATTACHMENTS: Yes

- Development Agreement

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the Development Agreement Development Agreement Establishing Development Standards for Tower Road Apartments Development.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
