



Zoning Committee

REQUEST

Current Zoning: RE-2 (research)
Proposed Zoning: RE-3 (O) (research, optional) with 5-years vested rights

LOCATION

Approximately 57.2 acres on the east side of IBM Drive, South of West W.T. Harris Boulevard, and west of Interstate 85 Highway.
(Council District 4 - Johnson)

PETITIONER

BRI 1882 Innovation Park Development, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *University Research Park Area Plan (2010)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/retail/residential up to 22 dwelling units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes a mixed-use development on a site which was previously utilized as a parking lot.
- This proposal is consistent with the area plan's recommendation for a mix of uses on this site and fulfills the area plan's goals of expanding housing choices and increasing the mix of uses in this area.
- The petition will increase street network connectivity through the construction of two public street entrances to the development on the western side of IBM Road, in addition to building out a public road connection to an existing entrance on the eastern side of IBM Road.
- The petition commits to enhancing bike and pedestrian connectivity, showing on the site plan multiple pedestrian walkways throughout the development, observing the sidewalk ordinance by proposing 12-foot multi-use paths and 8-foot planting strips along all public streets, and showing intent to connect to a future greenway at the top of the site.
- The petitioner requests several optional provisions to provide a certain amount of flexibility in the development process.

These provisions allow the petitioner to respond to the sensitivity of market demand while also following through on their commitment to construct a large mixed-use development that will utilize the site to attract a strong and diverse tenant base to create a work, live, play environment.

- The optional provisions included in this site plan will allow the petitioner to optimize the site for the retail, residential, and office use and allow the petitioner to adapt to site and design constraints while still ensuring that it meets development requirements.

Motion/Second: Ham / Chirinos

Yeas: Blumenthal, Chirinos, Ham, Samuel, and Welton

Nays: Spencer

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Chairperson Samuel asked for clarification of the bike lanes along Public Road D. CDOT staff responded that the entirety of Public Road D will have out of street bike facilities by way of a multi-use path with the location to be determined during permitting.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Spencer believes that the large additional trip generation of over 12,000 trips per day above the existing trip generation of zero is not mitigated by sufficient investment in transit, climate, or sustainability.

PLANNER

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