

Development Standards

1. Permitted Land Use: Public Housing Development (Senior) – This use shall be defined as a quasi-multiple family residential development where the owner is an “authority” as defined by Section 392.002(1) of the Texas Local Government Code, as amended. This use shall also be subject to the requirements of the senior multi-family residential land use as specified in the Definitions section of the Zoning Ordinance.
2. Space Limits:
 - a. The space limits for the subject property shall be consistent with the space limits of Section 146-79 “MF-1” – Multi-Family Residential District of the Zoning Ordinance, and as amended except as follows:
 - i. The maximum number of dwelling units shall be 185.
 - ii. The maximum height shall be 3 stories.
 - iii. The front yard setback shall be no less than 20 feet.
 - iv. The side yard setback shall be no less than 5 feet, except where adjacent to single family residential where it shall be no less than 40 feet.
3. Architectural Standards:
 - a. The multi-family residential architectural standards of the zoning ordinance shall apply to any buildings constructed on the subject property, except as follows:
 - i. The requirements for amenities shall not apply.
 - ii. Buildings on the subject property located within 40 feet of an adjacent single family residential use or zone shall be situated so that no exterior-facing window is oriented towards said adjacent single family residential use or zone.
4. Parking:
 - a. 1 parking space shall be required for each unit.
5. Screening:
 - a. A living plant screen, in accordance with Appendix A-1 “Evergreen Shrubs: Acceptable for six-foot screening” of the Zoning Ordinance, shall serve as the screening device along all property lines adjacent to a single family residential use or zone.
 - b. A 6’ tall screening device per section 146-132(2)(a)(3) of the Zoning Ordinance shall be required along all other property lines, except property lines adjacent to a public ROW.
6. Landscaping:
 - a. Landscape requirements applicable to multi-family residential land uses shall also be subject to a Public Housing Development (Senior), except:
 - i. A 20’ landscape buffer shall be required when adjacent to a property zoned or used for residential purposes.
 - ii. A 20’ landscape buffer shall be required when adjacent to a public ROW; however, this buffer may be reduced to 10’ by the Planning and Zoning Commission as part of the site plan approval process if the Commission finds that site design considerations have been incorporated to mitigate the impact of the reduction, as provided for in Section 146-135 Landscaping requirements (f.)(4)(c.).
 - iii. Canopy trees provided at a ratio of 1 tree for every 30 linear feet shall be required along all property lines.
7. Canopy trees (5” in caliper, measured 6” above the ground, and 12’ tall at the time of planting) shall be provided at a ratio of 1 tree for every 30 linear feet along all rights-of-way.