



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 10, 2018

SUBJECT: TR 2018-03, Ordinance No. 3551, public hearing to consider amendments to the zoning ordinance of the City of North Richland Hills, Texas, regarding Section 118-472 (Town Center Density Restrictions) to allow the consideration of residential uses by special use permit on “Tracts 6a & 6b” and to remove the allowance for residential uses on “Tract 7.”

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Revisions are proposed to the zoning ordinance related to Section 118-472 (Town Center Density Restriction). The revisions would modify the requirements and allowances for residential units on Tracts 6a and 6b. While Tract 7 is mentioned in the agenda caption, no change is recommended to the existing entitlements on Tract 7.

GENERAL DESCRIPTION:

In March 2011, modifications were made to the Town Center regulating plan and zoning standards related to the eastern portion of HomeTown (Ordinance No. 3133). A new section was added (Section 118-472) to address density caps for single-family, townhouse, and multifamily units on certain tracts east of the Lakes at HomeTown. This section was most recently amended in March 2017 related to townhouses in the Canal District area (Tracts 3A and 3B).

The amendment under consideration would make the following modifications to the density restrictions:

1. Tracts 6a & 6b. This 4.5-acre area is located southwest of the NRH Library and bounded by Parker Boulevard, Grand Avenue, and Hawk Avenue. Currently, only public and commercial buildings are allowed on this tract. Residential units are not currently permitted. The proposed amendment would allow for consideration of residential uses on the property through the special use permit process. The total number of residential units is proposed to be capped at 120 units, with no more than 60 of those being multi-family units on Tract 6a.
2. “Tract 7” is a 2.7-acre parcel located at the east corner of Walker Boulevard and Grand Avenue. This tract currently allows for commercial development and up to 60 apartment units. The proposed amendment would maintain the same entitlements on the property.



Allowing 60 multifamily units on Tract 7 and 60 multifamily units on Tract 6a is a necessary step to proceed with additional development opportunities for both properties. The City of North Richland Hills will own one of the two properties and has no plans to develop multifamily within Hometown. After final action is taken on the special use permits being proposed, City staff would return to the Planning & Zoning Commission and City Council to modify the number of authorized residential units to remove 60 multifamily units, either from Tract 6a or from Tract 7.

If approved, this ordinance would allow the existing development rights for 60 multi-family units on Tract 7 to remain, with a total of 120 residential units being authorized to Tract 6a/6b. Both tracts are located on the perimeter of Stormy Plaza.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the December 6, 2018, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the December 10, 2018, meeting.