



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** December 19, 2019  
**SUBJECT:** PP 2019-07 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition Phase 2, being 21.55 acres located at 4401 City Point Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

**SUMMARY:**

MM City Point 53 LLC is requesting approval of a preliminary plat of City Point Addition Phase 2. This 21.55-acre property is located at 4401 City Point Drive.

**GENERAL DESCRIPTION:**

The property is located on the south side of City Point Drive, generally between Boulevard 26 and Ruth Road. The site is immediately west of city hall and is adjacent to the multifamily project currently under construction. The property is vacant.

The proposed development includes 160 single-family residential lots, which includes both single-family detached and townhome lots. The average lot size of all lots is 1,808 square feet.

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Urban Home	38 lots	26 feet	58 feet
Townhome	122 lots	22 feet	71 feet

The development also includes one multifamily residential lot (4.57 acres) and one commercial lot (1.21 acres). There are five open space lots totaling approximately 1.36 acres (6.32% of the site).

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.



**CURRENT ZONING:** The property is currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

**TRANSPORTATION PLAN:** The development has frontage on the following streets.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Boulevard 26	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Ruth Road	CP-60 Collector	Urban Village	2-lane undivided roadway 60-foot right-of-way width
City Point Drive	CP-110 Local Road	Urban Village	4-lane divided w/ on-street parking 110-foot right-of-way width
City Point Drive	CP-60 Local Road	Urban Village	2-lane undivided roadway 60-foot right-of-way width

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial City Point Planned Development	Urban Village	Restaurant use Vacant
WEST	C-2 Commercial LR Local Retail	Retail Commercial Office Commercial	Commercial and office uses
SOUTH	U School Church Institutional	Community Services	City Point Methodist Church
EAST	City Point Planned Development	Urban Village	City Hall Multifamily (under construction)

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

**PLAT STATUS:** The property is currently platted as Lot 1R1, Block 2, City Point Addition.

**CITY COUNCIL:** The City Council will consider this request at the January 13, 2020, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** Although the proposed preliminary plat is generally in line with the conceptual layout of this section of the development as approved in the planned development zoning district approved by the City Council in August, the Development Review Committee has concerns with the proposed preliminary plat. These concerns relate to meeting the purpose and intent of the zoning district as approved as

well as meeting some requirements of the subdivision ordinance. More specifically, the Development Review Committee noted the following elements about the proposed preliminary plat:

1. A new street entrance from Boulevard 26 is proposed south of the Japanese restaurant at the corner of City Point Drive. This new street is approximately 300 feet long and provides a connection from Boulevard 26 to the ring road around the development. At about the midpoint on this street, two alleys merge and intersect the new street (see red box in Figure 1 below). The configuration of this intersection poses several challenges related to traffic safety, engineering design, and emergency services.

The Development Review Committee has concerns about this confluence of multiple streets and alleys within such close proximity to Boulevard 26. This alignment could prove problematic if vehicles, including waste collection trucks, cannot maneuver safely through the acute angles of this intersection.

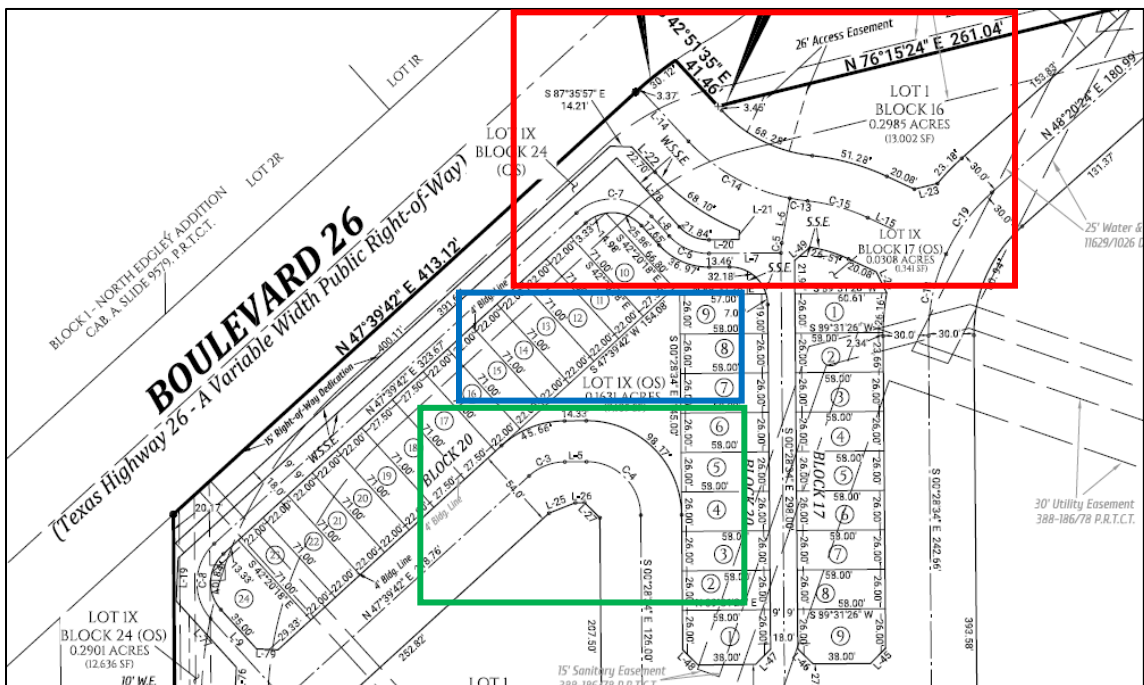


FIGURE 1

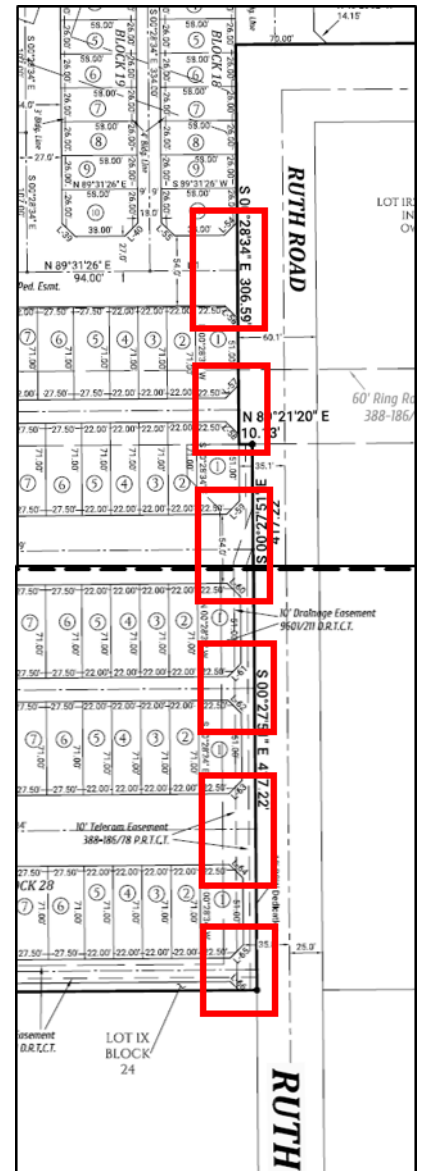
2. The design of the street connection also results in 11 lots fronting an open space lot. Since these lots do not have frontage on a public street, the delivery of emergency services to the lots becomes complicated. Utilities such as water and sewer would be located in the small area of the acute angled open space making it difficult for public works to access this infrastructure and significantly limiting any tree planting opportunities within the open space (see blue box in Figure 1).

3. The acute angle in the proposed street at the north end of the open space may be too tight for emergency service vehicles and may require revision as the project is further engineered (see green box in Figure 1).
4. While the proposed preliminary plat is reflective of the concept plan approved as part of planned development zoning, it was clear that the concept plan was also illustrative and not binding. All exhibits approved by the PD state, “the alignments, park/open spaces and trails are illustrative in nature and may change due to final surveys, field conditions, and environmental findings, utilities, final site plans, and City of North Richland Hills and other governmental agency reviews and approvals.”

The City Point PD zoning has two development objectives that the Development Review Committee believe are not supported by the proposed preliminary plat. These two objectives are expressly stated in the PD zoning:

- a. *Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;*
- b. *Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate roadway context.*

The concern is that the proposed block alignment along Ruth Road does not support the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility, and is not oriented towards the pedestrian realm to enhance and activate streetscapes. Specifically, six alley and street intersections break up Ruth Road within a 600-foot stretch (see inset diagram highlighting the alley and street intersections onto Ruth Road). This creates multiple street and alley crossings for pedestrians and limits the amount of on-street parking and street trees. By siding the homes to Ruth Road, there are also no front doors to activate the street and balance the streetscaping already established on the east side of the street with the multi-family project currently under construction. Furthermore, the southernmost two streets of the proposed preliminary plat separate this area from the open space further to the north. Residents would be required to walk along this pedestrian-unfriendly Ruth Road





to come back into the site to access the open space. Open spaces should be easy to access within an Urban Village style of development.

The Development Review Committee recommends the applicant reevaluate the alignment of streets and blocks on the southern portion of this plat to orient homes toward Ruth Road for street activation, pedestrian orientation, and better internal access to open space.

The Development Review Committee (DRC) recommends approval of the plat with the conditions outlined in the attached DRC comments. In addition to the review comments listed above, these comments include minor additions and revisions to notations and labeling on the drawing, and requirements for public infrastructure improvements. Staff has met with the developer regarding all of the DRC concerns, and the developer has agreed to reevaluate the preliminary plat to address them.

**RECOMMENDATION:**

Approve PP 2019-07 with the conditions outlined in the Development Review Committee comments.