



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** January 16, 2020  
**SUBJECT:** FP 2019-16 Consideration of a request from Teague Nall & Perkins for a final plat of Lots 1R and 2, Block 2, and Lot 1, Block 3, Smithfield Addition, being 23.239 acres located at 6724 Smithfield Road.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Birdville ISD and the City of North Richland Hills, Teague Nall & Perkins is requesting approval of a final plat of Lots 1 and 2, Block 2, and Lot 1, Block 3, Smithfield Addition. This 23.239-acre property is generally located at 6724 Smithfield Road.

### **GENERAL DESCRIPTION:**

The property is located on the east side of Smithfield Road, extending east to Davis Boulevard and wrapping around Smithfield Cemetery. Smithfield Elementary School is located on a portion of the property.

The final plat includes three lots, one of which is intended for the construction of the new Smithfield Elementary School Campus. The remaining lots would be developed in the future, with the final lot arrangement dependent on proposed development at that time. The plat also includes a right-of-way dedication for an extension of Northeast Parkway between Davis Boulevard and Smithfield Road. A preliminary plat of the property is a related item on the January 16, 2020, agenda.

**LAND USE PLAN:** This area is designated on the 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 TOD Transit Oriented Development. The purpose of the (TOD) code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban development



environments, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; promoting a more functional and attractive community through the use of recognized principles of urban design; and allowing property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is required for Smithfield Road and Northeast Parkway.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Smithfield Road	C2D Major Collector	Transit Oriented Development	2-lane divided roadway 68-foot right-of-way width
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Northeast Parkway	TOD General Street	Transit Oriented Development	2-lane undivided roadway 60-foot right-of-way width on-street parking on-street bicycle facilities

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural R-3 Single-Family Residential	Low Density Residential	Single-family residences
WEST	R-2 Single-Family Residential R-3 Single-Family Residential TOD Transit Oriented Development	Low Density Residential Urban Village	Single-family residences House of worship
SOUTH	TOD Transit Oriented Development	Urban Village	Retail and office uses Cemetery
EAST	TOD Transit Oriented Development	Urban Village	Office and commercial uses

**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:** A portion of the property is platted as Lot 1, Block 2, Smithfield Addition. The remainder of the property is unplatted.

**CITY COUNCIL:** The City Council will consider this request at the January 27, 2020, meeting following action by the Planning and Zoning Commission.



**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing, verification and dedication of right-of-way, and requirements for public infrastructure improvements.

**RECOMMENDATION:**

Approve FP 2019-16 with the conditions outlined in the Development Review Committee comments.