



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager      **DATE:** October 28, 2024  
**SUBJECT:** PLAT24-0074 Consideration of a request from ANA Consultants LLC for a preliminary plat of Golden Grove, being 12.424 acres located at 8250 Main Street.  
**PRESENTER:** Clayton Comstock, Managing Director of Development Services

### **SUMMARY:**

On behalf of G&H Group LLC, ANA Consultants LLC is requesting approval of a preliminary plat of Golden Grove. The property is located at 8250 Main Street.

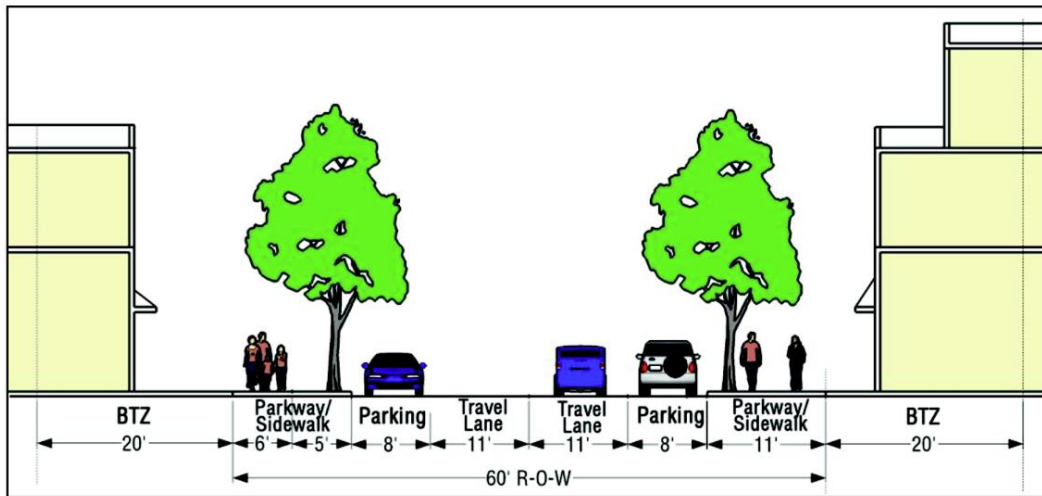
### **GENERAL DESCRIPTION:**

The 12.424-acre property under consideration is located on the south side of Main Street east of Davis Boulevard. The property abuts a portion of the TEXRail right-of-way and extends between Main Street and Cardinal Lane. The site abuts the Sunnybrook neighborhood on the east, and Southgate Drive stubs into the property. Existing commercial development and vacant property is located to the west.

The property is zoned TOD (Transit Oriented Development) and is in the Smithfield General Mixed-Use character zone. The proposed development includes 57 single-family residential lots and six (6) open space lots. The typical residential lot is 40 feet wide and 100 feet deep. All residential lots within the primary street network are served by alleys at the rear of the lots. The street layout includes a connection to Southgate Drive on the east. It also includes a stub street into the adjacent property to the west to provide connectivity to future development of the property. The lots and street layout meet the requirements of the TOD district.

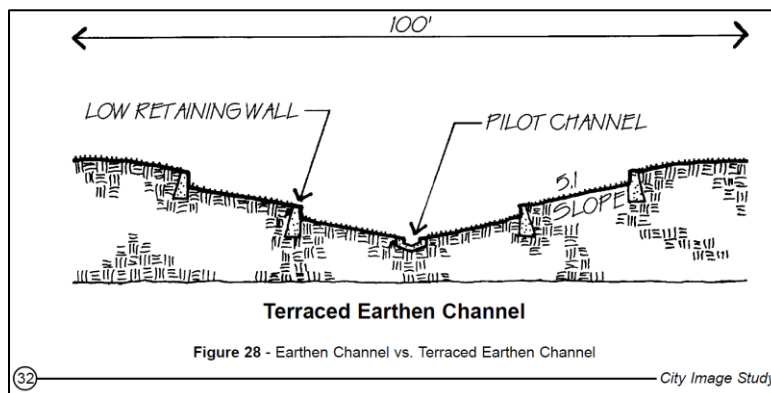
The project includes approximately 3.26 acres (142,000 square feet) of open space, which comprises 26% of the site. The largest open space lot is in the southern portion of the site where a tributary of Walker Branch creek flows through the site. Other open space lots include a central open space area flanked by neighborhood streets and an open space area adjacent to the TEXRail right-of-way in the northwest corner of the site.

Streetscape improvements to Main Street and Cardinal Lane frontages will be constructed as part of this project, as required by the TOD code. Street trees spaced 30-feet on center, decorative street light fixtures, wide sidewalks, and on-street parking are all required streetscape elements. The graphics below show the required improvements for a TOD General Street (Main Street and Cardinal Lane). All improvements within the public right-of-way are reviewed thoroughly for sight visibility, pedestrian safety, motorist safety, and overall traffic flow.



**TOD GENERAL STREET**

A portion of the southern open space lot includes an existing drainage channel for Walker Branch creek and is within the FEMA one-percent chance flood zone (formerly known as the 100-year floodplain) and floodway. The expected design of the channel would include a concrete pilot channel that meets design recommendations from the 2001 North Richland Hills City Image Study. These recommendations include provision of a concrete pilot channel for low flow with maintainable turf slopes, and the planting or preservation of trees within the water way. Examples of recent subdivisions with drainage channels include the Reserve at Forest Glenn at the northeast corner of Smithfield Road and Bursley Road and Rumfield Estates at the southwest corner of Rumfield Road and Precinct Line Road. These standards yield a finished product that is maintainable and meets reasonable expectations of the new residents. The developer will be required to execute a Water Course Maintenance Agreement upon final platting, which stipulates requirements for upkeep of the area to be borne by the future homeowner's association.



2001 City Image Study recommendations for terraced earthen channels



One (1) residential lot of 80 feet in width is proposed along Cardinal Lane. This lot would likely be served by a front-entry driveway and garage.

**LAND USE PLAN:** This area is designated on the Vision2030 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 compact area. Urban villages encourage an efficient compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using urban design principles; 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 multistory 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 TOD district is intended to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, 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; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community using recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

A TOD Concept Plan for the project was certified by the Development Review Committee on September 4, 2024, as outlined in Section 118-571(b) of the zoning ordinance. All residential development is required to have an approved concept plan prior to construction. The concept plan illustrates the general location of lots and open space, street layout, treatment of transition areas to adjacent uses, and overall design intent, intensity, and phasing of the project. The project design meets the standards of the TOD district. Since no waivers to the TOD zoning district are being requested, this development proposal does not require any zoning action and therefore no public hearing.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication may be required depending on the ultimate design of the streets.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Main Street	TOD General Street	Transit Oriented Development	<ul style="list-style-type: none"> <li>• 2-lane undivided roadway</li> <li>• 60-foot right-of-way width</li> <li>• Street trees, on-street parking, min. 6-foot sidewalk, decorative streetlights</li> </ul>

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Cardinal Lane	TOD General Street	Transit Oriented Development	<ul style="list-style-type: none"> <li>• 2-lane undivided roadway</li> <li>• 60-foot right-of-way width</li> <li>• Street trees, on-street parking, min. 6-foot sidewalk, decorative streetlights</li> </ul>

The project has 391 feet of frontage along Main Street between Amundson Drive (west) and Amundson Road (east). Main Street is in the early stages of a capital improvement project that will reconstruct the street with concrete pavement and sidewalks with a completion date in late-2025. If the Golden Grove project begins construction during the Main Street project, coordination between the developer, the City, and the City’s Main Street construction contractor will be necessary for construction access from Main Street and to prohibit construction traffic on Southgate Drive.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Single-family residences (Briar Pointe Villas)
WEST	TOD (Transit Oriented Development)	Urban Village	Commercial and auto repair uses Vacant
SOUTH	AG (Agricultural)	Office Commercial	Vacant Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Sunnybrook Addition)

**PLAT STATUS:** The property is unplatted. Preliminary engineering plans for streets, utilities, grading, and drainage are under review, with approval required prior to any construction. Approval of a final construction plans and a final plat is required prior to the issuance of a building permit for the site.

**NEIGHBORHOOD MEETING:** The applicant held a neighborhood meeting to present the proposed development to area residents. Staff attended the meeting to observe the discussions and clarify any zoning- or code-related questions. The meeting was held on Tuesday, September 24, 2024, at 5:30 p.m. in the Library Community Room and was attended by approximately 32 residents.

**PUBLIC COMMENT:** The City is in receipt of two letters regarding the proposed preliminary plat, which are attached for review.

**PRELIMINARY PLAT:** The purpose of a preliminary plat is for a property owner to receive validation that the proposed two-dimensional layout of streets and lots meet the



underlying zoning district standards and that the development can be served by public utilities. Preliminary plat approval also provides the property owner the assurances necessary to proceed with more detailed engineering plans, which require additional design investment. As part of the next phase of design, the City will require extensive grading and drainage plans and studies since this development contains floodplain and floodway areas.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the October 3, 2024, meeting and voted 6-1 to approve the plat with the conditions outlined in the Development Review Committee comments (Commissioner Goetz voting against).

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing and requirements related to drainage and engineering plans.

**RECOMMENDATION:**

Approve PLAT24-0074 with the conditions outlined in the Development Review Committee comments.