



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 18, 2021

SUBJECT: ZC21-0006 Public hearing and consideration of a request from MMA Texas for a zoning change from OC (Outdoor Commercial) to RD-PD (Redevelopment Planned Development) in the 8600-8800 blocks of Boulevard 26, being 24.31 acres described as Lots 3R1, 3R3R, and 4R, Block 2, Walker Branch Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

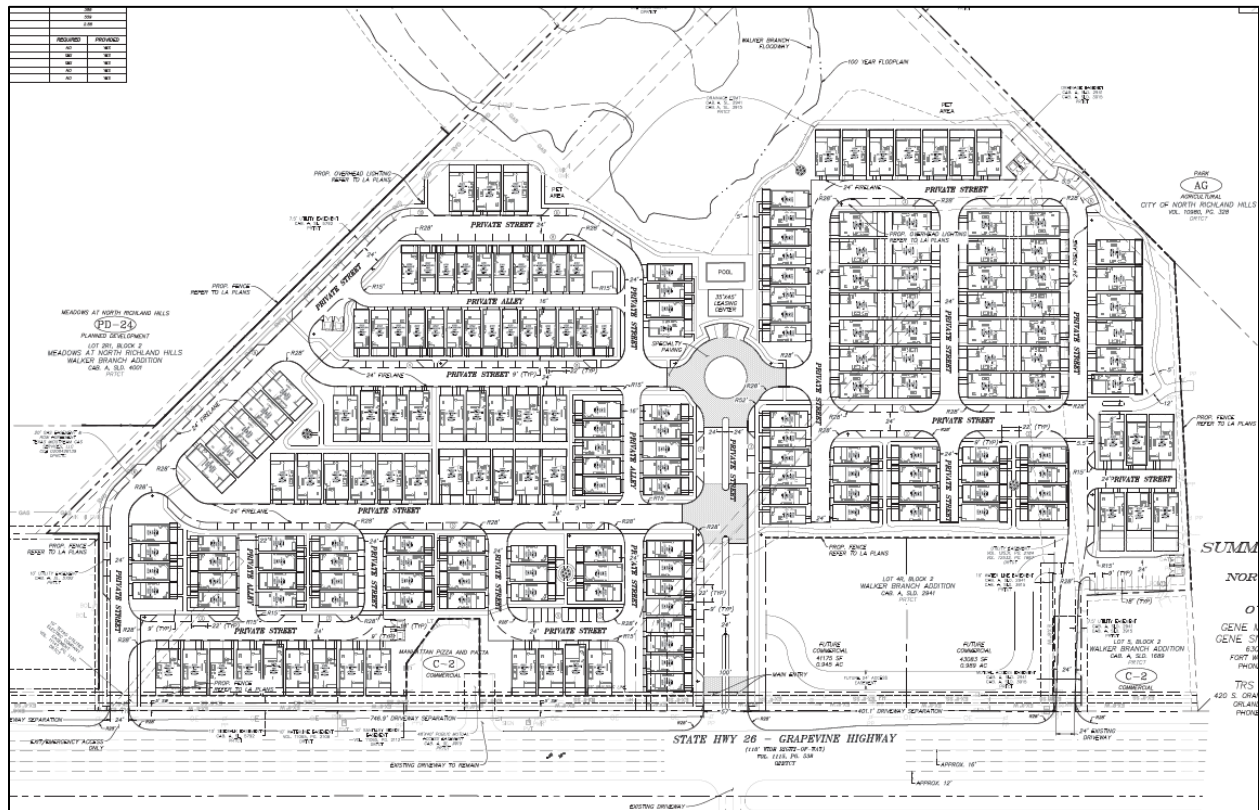
On behalf of John Hyltin and Gene Snow (property owners) and ECM Development (developer), MMA Texas is requesting a zoning change from OC (Outdoor Commercial) to RD-PD (Redevelopment Planned Development) on 24.31 acres generally located in the 8600-8800 blocks of Boulevard 26. The applicant proposes to develop a 194-unit single-family rental housing project on the site.

GENERAL DESCRIPTION:

The property under consideration consists of 24.31 acres located on the northwest side of Boulevard 26 just north of Emerald Hills Way. The site is currently occupied by the Mountasia Family Fun Center and a former golf driving range. The site abuts NRH20 Family Water Park on the north side and surrounds the existing Sonic and pizza restaurant.

The applicant proposes to construct a single-family rental housing development. This type of development has the appearance of a compact single-family residential neighborhood, but the dwelling units are located on a common lot and are built for rent. With multiple units on one lot, the proposal is also considered a detached multifamily unit development. The communities are owned and operated in a similar manner as an apartment community, but the units are single-family dwellings. General information about this type of development is available online at [What Is a Single-Family Rental Neighborhood \(Apartments.com\)](#) and [Urban Land Institute](#).

A conceptual site plan of the project is attached. The proposed development includes 194 dwelling units, which is equivalent to a density of 8.67 dwelling units per acre. The site layout is patterned after a denser style of single-family development, with all units fronting private streets (fire lanes) or common areas. The dwelling units consist of one- and two-story units with two-, three-, and four-bedrooms and two-car garages. Additionally, 171 on-street parking spaces are provided throughout the site (0.88 visitor spaces per unit).



Amenities shown on the plan include an office/leasing center, swimming pool, common open space, pedestrian sidewalks, and areas devoted to pets and outdoor seating. The plan also includes two commercial lots located on Boulevard 26 adjacent to the Sonic restaurant site and totaling about two acres.

The development incorporates approximately 8.49 acres (307,000 square feet) of open space, which makes up 34% of the site. The majority of the open space consists of yards and common space between and around dwelling units. Much of the large open space area at the rear of the site is encumbered by the floodplain of Walker Creek. A conceptual landscape plan and rendering is included in the attached *Exhibit C Site Plan Exhibits*.

The site plan also includes a hardscape exhibit and conceptual building elevations. The hardscape exhibit depicts screening walls, fencing, sidewalks, and site lighting in the project. A masonry screening wall is proposed adjacent to Boulevard 26 and the commercial lots. Fencing on most dwelling unit sites is ornamental metal, with some units using board-on-board fencing. The building elevations include one- and two-story units.

RD-PD STANDARDS: The proposed conditions of approval for this RD-PD district are attached (see *Exhibit B Land Use and Development Regulations*). Applications for rezoning to the RD-PD district provide an opportunity to address the distinct nature of the proposed land use and to establish specific site development and building design standards for the project. These conditions are based on the applicant's proposed development of the property and recommendations from the Development Review



Committee. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

A condition of the RD-PD is that following approval of this Redevelopment Planned Development, a site plan package for the project must be submitted for review by the Development Review Committee. The site plan package is subject to final review and approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned OC (Outdoor Commercial). This district is intended to permit a limited variety of commercial uses that require an extensive amount of outdoor display use.

PROPOSED ZONING: The proposed zoning is RD-PD (Redevelopment Planned Development). The RD-PD zoning district is generally intended for property with existing structures. The district may be of any size and would be allowed deviations from the base district standards if listed or depicted in a site plan or regulating plan approved by the ordinance creating the PD district.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Parks / Open Space	NRH20 Family Water Park Walkers Creek Park
WEST	R-7-MF (Multifamily Residential) PD (Planned Development) C-1 (Commercial)	High Density Residential Retail Commercial	Apartment complex Convenience store with fuel sales Vacant property
SOUTH EAST	C-2 (Commercial) U (School, Church, and Institutional)	Retail Commercial Community Services	Restaurant uses Tarrant County College campus

PLAT STATUS: The property is platted as Lots 3R1, 3R3R, and 4R, Block 2, Walker Branch Addition.

STAFF REVIEW: The Development Review Committee (DRC) recommends denial of the proposed zoning change due to the reasons listed below.

- a. Vision2030, the Land Use Plan for North Richland Hills, recommends Retail Commercial on this property. The Vision2030 Plan was adopted in July 2019 after numerous public meetings and input. The purpose of the recommendation is to provide a more balanced land use mix in the area; increase daytime population; sustain existing commercial uses in the area; and preserve land for future office, retail, and commercial development in the vicinity of growing residential areas in HomeTown and the surrounding community.



- b. New multi-family development is generally supported in strategic growth areas identified as Urban Village by the Land Use Plan, and in zoning districts that already entitle the use, including the Town Center zoning district, Transit Oriented Development district, City Point, and existing R-7-MF districts.
- c. North Richland Hills currently has over 1,700 multifamily units at various stages of the development pipeline, which is a 22% increase over current multifamily inventory. The DRC believes it may be premature from a land use planning perspective to rezone additional multifamily units in the community until market rates, traffic patterns, and land use patterns have an opportunity to adjust to the new inventory.
- d. The residential use is incompatible with the existing adjacent water park. NRH20 has over 200,000 visitors per year with operating hours extending into the late evening during peak summer time. Numerous water slides, fireworks shows, concerts, and other attractions generate noise that may be unsuitable for residential units located adjacent to the park.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 18, 2021, meeting and voted 5-0 to recommend denial.

RECOMMENDATION:

Deny ZC21-0006.