



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 19, 2020
SUBJECT: AP 2020-04 Consideration of a request from Beaten Path Development LLC for an amended plat of Urban Trails Addition Phase 1, being 2.679 acres located in the 7500 block of Reis Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Beaten Path Development LLC is requesting approval of an amended plat of Urban Trails Addition Phase 1. This 2.679-acre property is located in the 7500 block of Reis Lane.

GENERAL DESCRIPTION:

The Urban Trails Phase 1 subdivision is generally located at the northwest corner of Mid-Cities Boulevard and Holiday Lane. The subdivision was recently constructed, and the plat recorded in March 2020. Following its recording, it was discovered that the property ownership reference in the owner's dedication statement was incorrect. After exhausting all other alternatives for correction, it was determined that an amended plat was needed to correct the error.

The amended plat would make the following revisions to the previous plat.

1. Correct the property ownership reference in the dedication statement to reflect the current owner.
2. Clarify that Lot 1X was dedicated to the City of North Richland Hills as city park property.
3. Add a standard plat note stating the purpose for the amended plat.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This category 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.



CURRENT ZONING: The property is zoned TOD Transit Oriented Development. RI-PD Residential Infill Planned Development. The purpose of the transit oriented development code is 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 through the use of 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.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Mid-Cities Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Holiday Lane	C2D Major Collector	Suburban Neighborhood	2-lane divided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-4-D Duplex	Medium Density Residential	Existing duplexes
WEST	R-4-D Duplex R-3 Single-Family Residential	Medium Density Residential Low Density Residential	Existing duplexes and single-family residences
SOUTH	PD Planned Development	Medium Density Residential	Residential subdivision (under construction)
EAST	TOD Transit Oriented Development	Transit Oriented Development	Single-family residences Convenience store with fuel sales

PLAT STATUS: The property is currently platted as Urban Trails Addition Phase 1.

CITY COUNCIL: The City Council will consider this request at the December 14, 2020, meeting following action by the Planning and Zoning Commission.

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.

RECOMMENDATION:

Approve AP 2020-04 with the conditions outlined in the Development Review Committee comments.