

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2023
SUBJECT: PLAT23-0052 Consideration of a request from Spooner & Associates for a replat of Lots 3E-R1 and 3E-R2, Block 1, Northeast Crossing Addition, being 2.827 acres located at 9020 Grand Avenue.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of the City of North Richland Hills, Spooner & Associates is requesting approval of a replat of Lots 3E-R1 and 3E-R2, Block 1, Northeast Crossing Addition. This 2.827-acre property is located at 9020 Grand Avenue.

GENERAL DESCRIPTION:

The 2.827-acre property is located at the east corner of Walker Boulevard and Grand Avenue, across from the NRH Library and Stormy Plaza. The final plat is intended to create a lot for the construction of a four-story hotel with a maximum of 120 guest rooms and associated on-street and off-street parking areas and amenities. A special use permit and concept plan for the project was approved by City Council on November 14, 2022 (Ordinance 3766). A right-of-way dedication for Grand Avenue is also provided on the plat.

The proposed replat includes the abandonment of 999 square feet of right-of-way of Walker Boulevard. The abandonment is intended to clean up the configuration of the corner clip at Walker Boulevard and Grand Avenue and ensure that future building improvements do not encroach into the right-of-way. This abandonment is an associated item on the December 11, 2023, 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 using 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 TC (Town Center) and located in the Neighborhood Core subzone. This subzone is the densest business, service, and institutional center. It straddles thoroughfares at the most active intersections and is usually in walking distance of a substantial residential population. It allows for a mix of uses, including residential and nonresidential uses in the same building.

TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication of 0.5672 acres for Grand Avenue is provided on the replat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Walker Boulevard	CS-86-56 Commercial Street	Urban Village	<ul style="list-style-type: none">• 2-lane undivided roadway▪ 86-foot right-of-way width provided▪ 56-foot pavement width▪ Angle-in on-street parking▪ Wide sidewalks with street trees and pedestrian-scale lighting
Grand Avenue	CS-72-47 Commercial Street	Urban Village	<ul style="list-style-type: none">▪ 2-lane undivided roadway▪ 72-foot right-of-way width▪ 47-foot pavement width▪ Angle-in on-street parking▪ Wide sidewalks with street trees and pedestrian-scale lighting

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	O-1 Office	Office	Vacant property
WEST	TC Town Center	Public / Semi-public	NRH Library
SOUTH	TC Town Center	Town Center	Venue at HomeTown apartments
EAST	C-2 Commercial	Retail	The Crossing shopping center

PLAT STATUS: A portion of the property is platted as Lot 3E, Block 1, Northeast Crossing Addition. The remainder of the property is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the November 16, 2023, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve PLAT23-0052 subject to approval of the right-of-way abandonment.