



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 15, 2018
SUBJECT: FP 2018-04 Consideration of a request from Fort Worth Transportation Authority for a final plat of Lot 3, Block 1, Wolff Iron Horse Addition, being 5.242 acres located in the 6300 block of Iron Horse Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of City of North Richland Hills, Trinity Metro (formerly known as Fort Worth Transportation Authority) is requesting approval of a final plat of Lot 3, Block 1, Wolff Iron Horse Addition. This 5.242-acre property is located on the west side of Iron Horse Boulevard at the intersection of Boulder Drive. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is the location for the TEXRail Iron Horse Station. The station platform and parking lot are currently under construction and anticipated to be complete by the January 5, 2019 start of commuter rail service. The station platform and parking lot make up 4.836 acres of the property being platted. The remaining 0.406 acres would be dedicated as right-of-way to provide access to the station area from Iron Horse Boulevard.

COMPREHENSIVE PLAN AND ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned as "Transit Oriented 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.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Vacant property
WEST	PD Planned Development	High-Density Residential	Oxford at Iron Horse (apartment complex)
SOUTH	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Vacant property
EAST	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Vacant property

PLAT STATUS: The property is currently unplatted. The Planning and Zoning Commission approved the preliminary plat for the property on May 17, 2018.

CITY COUNCIL: The City Council will consider this request at the December 10, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2018-04.