



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 18, 2019

SUBJECT: ZC 2019-09 Public hearing and consideration of a request from Centurion American Acquisitions, LLC for a zoning change from NR-PD Nonresidential Planned Development to NR-PD Nonresidential Planned Development at 4400 City Point Drive, being 51.945 acres described as Lot 2, Block 1, Lot 1R1, Block 2, and Lot 1, Block 3, City Point Addition; and Tract 9W1A4, William Wallace Survey, Abstract 1606.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of LaVerne Butterfield LP, Centurion American Acquisitions LLC is requesting a zoning change to NR-PD Nonresidential Planned Development for a proposed mixed-use development for commercial, multifamily residential, single-family residential (both attached and detached units) and open space on 51.945 acres located at 4400 City Point Drive.

GENERAL DESCRIPTION:

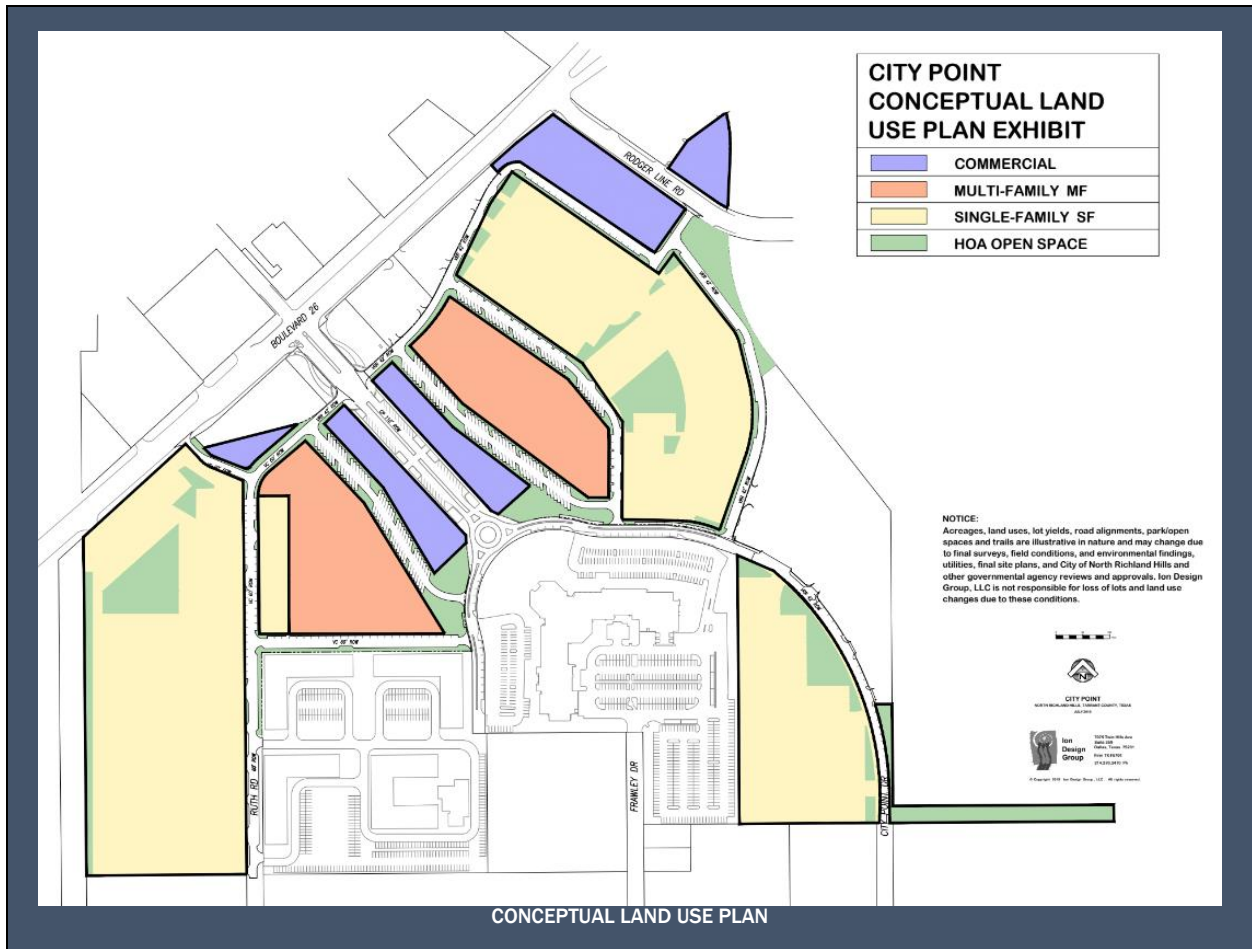
Background

In October 2013, City Council approved a planned development zoning district for the City Point area to provide the first step for the redevelopment of the former North Hills Mall site. The 2013 zoning established development sub-districts for commercial, residential, and civic uses. It was anticipated that future development plans would further refine these areas.

The property under consideration is generally north, east, and west of the city hall complex on City Point Drive. The proposed development is divided into six development districts based on the conceptual land use plan shown on the next page.

The general description and summary of standards for each land use category, district, and other development features are discussed below and a complete set of proposed development standards is attached. These standards cover land uses, architectural design, landscaping, and other subjects such as streets, lighting, signage, and administration. The attached development standards are still being finalized with the developer. As such, there could be some minor changes prior to the Planning & Zoning Commission meeting. The Commission is encouraged to review the applicant's proposed standards and prepare questions and comments regarding the proposal. Any additional

information received prior to the meeting will be forwarded to the Commissioners via email.



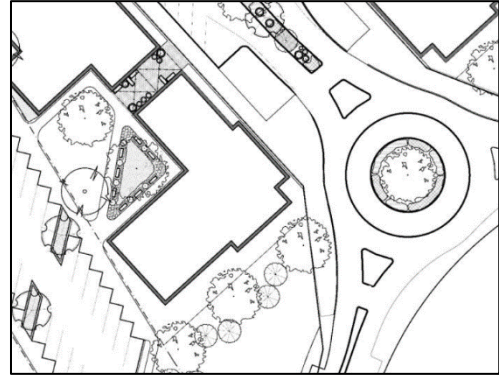
	Use	Approx. Area	Conditions / Notes
	Commercial	8.5 acres	Minimum 60,000 square feet of commercial floor area
	Multifamily Residential	7 acres	Maximum 600 multifamily units
	Single-Family Residential	25 acres	Maximum 250 townhomes; Approx. 425 total SF units
	Open Space	3.5 acres	Specific locations are approximate and conceptual. Min. 5% required.

Commercial

The areas designed for commercial uses are generally centered on City Point Drive, with another area located at the south corner of Boulevard 26 and Rodger Line Drive. These areas are intended to allow uses based on the C-1 Commercial district such as retail stores, restaurants, offices, entertainment venues, personal services, and lodging. There are additional uses proposed that could be considered through approval of a special use

permit, and other uses that would be prohibited. For the full list of added and prohibited uses, see the PD standards document attached.

Along City Point Drive, a minimum 60,000 square feet of commercial floor area is required by the proposed PD. The applicant has expressed their intent to create a restaurant destination along City Point Drive with additional retail and service uses. The intended design of the City Point Drive area is to create an environment that is pedestrian friendly. Buildings are proposed with shallow setbacks from City Point Drive and open pedestrian connections between buildings, also known as paseos. An emphasis is placed on appropriately proportioned open-air plaza spaces adjacent to retail and restaurant uses that would be amenitized with seating, water features, and landscaping. The drawing at right provides an example of this design intent.



The architectural theme of the City Point Drive commercial would be complementary to City Hall, which will serve as the backdrop or view terminus for the boulevard. Use of architectural metal, brick, stone and stucco can be anticipated.



First conceptual images of City Point Drive Commercial Building Design

The zoning intent for the approximately 2 acres of property at the corner of Rodger Line and Boulevard 26 is for a full- or limited-service hotel. The proposed zoning allows either by right, but it must have a minimum 625 square foot conference/meeting space and all corridors and stairwells must be internal to the building.

Multifamily Residential

Areas intended for multifamily residential uses are located adjacent to and behind the commercial areas on City Point Drive.

Two design options for the multifamily buildings are considered. One option would provide parking underneath the building in a pedestal- or podium-style building. This approach

increases the unit count and density of the multifamily by increasing parking availability. It also elevates the entire project in height from a four-story building to a five-story building. The other option would provide surface parking on the multifamily site. The applicant does not intend to construct the multifamily buildings themselves, rather to sell to a multifamily developer. The final design would therefore be selected later by the ultimate developer of the multifamily. The proposed standards would allow for either design, but the number of dwelling units would still be limited to a maximum of 600 units. If the surface parking option were built, it is likely that between 300 to 350 units would be the maximum number of units possible.



First conceptual images of Multifamily Building Design

For reference, the “26@CityPoint” multifamily development currently under construction includes 270 units.

Single-Family Residential

The single-family residential uses include both detached (“bungalows” and “urban homes”) and attached (townhome) products. There are three areas intended for residential uses in the west, north, and east sections of City Point. These include areas adjacent to the multifamily development area and an area east of City Hall. The total number of single-family townhome units is limited to a maximum of 250 units. Various development plan options prepared by the applicant show the total number of single-family residential units will be around 425.

The applicant has expressed a desire to feature a “coastal” architectural theme for their single-family phase. Therefore, the PD standards are drafted to allow up to half (50%) of the single-family homes in the development to use up to 100% Hardie-board siding. The other 50 percent of the homes would require a minimum 80% masonry material. These

ratios mean that no less than forty percent (40%) of the materials in the single-family residential phase of the development will be masonry.

Similar to other residential Planned Developments, a menu of architectural embellishments are provided that each home must meet at least three of those standards. Those features are listed in the attached PD standards document.

The minimum parking proposed to be required for all single-family residential phases is two enclosed spaces per lot plus one on-street visitor parking space for every four lots.

Bungalows

The section of the development immediately east of City Hall is proposed to have one- and two-story “Bungalow” lots. These are the largest lots within the development with a typical lot dimension of 40 feet wide and 75 feet deep (3,000 square feet). They are also the only lots within the development that



Bungalow Home 2-Story



Bungalow Home 2-Story

would feature street-facing garages. Garage doors would be required to be a minimum 20 foot set back from the front property line, but other components of the home could have a 5 foot front setback. The Development Review Committee is requesting that homes that back the City Hall facility have limited second story windows facing west due to the sensitive nature of public safety activity that occurs within the City Hall parking lot. Single-story bungalows would be 1,250 square feet minimum. Two-story bungalows would be 1,600 square feet minimum.

Urban Homes

The applicant’s “Urban Homes” are 2- and 3-story detached homes on 26-foot wide lots. With a typical 55 foot depth, these lots would be around 1,430 square feet in size. The homes themselves would be 22 feet in width with 4 feet of space between homes and a minimum of 1,500 square feet in size. Garages would be served by alleys (discussed in the “street network” section below). These homes would have a very shallow 3-foot front yard setback along the street.



Urban Home 2-Story



Urban Home 3-Story

Townhomes

A maximum of 250 two- and three-story townhomes are proposed within the development. These townhomes would be on lots of 22 feet wide by 55 feet deep with a shallow 3-foot setback along the street. All townhomes would be required to be at least 1,500 square feet in size.



Townhomes 2-Story



Townhomes 3-Story

Open Space

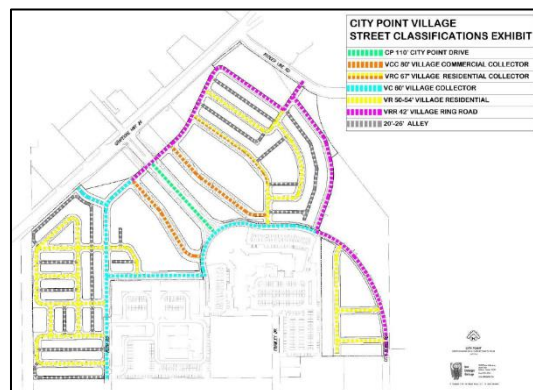
Similar to Town Center and TOD requirements, the City Point development proposes a codified minimum 5% of open space be provided. In an effort to create walkable open spaces, the 5% requirement would be applied to three separate areas: (1) southwest of City Point Drive; (2) northeast of City Point Drive; and (3) east of City Hall.

Across from the plaza area in front of city hall, open space areas are planned adjacent to City Point Drive to create a focal point in the development and provide a backdrop to adjacent retail and restaurant space.

A very important component to City Point is the connection to the existing trail network. The JoAnn Johnson Trail currently terminates at City Point Drive and Boulevard 26. The Randy Morresi Trail terminates at Rodger Line Road. This development outlines key trail connectors to both these trails as well as future connections to trails provided by Richland Hills to the south. These internal connections would be a minimum 6-foot wide path.

Street network

The development builds upon the existing street network in the City Point area to create a connected system of roadways. The street network would provide a new connection to Boulevard 26 and an improved connection to Rodger Line Drive. Residential areas would be served by neighborhood streets and alleys. Each street type has a corresponding cross-section that addresses lane widths, parking, sidewalks, and streetscape design. See attached exhibits for more detail.



COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business service establishments, and offices.

The Strategic Plan Committee reviewed the City Point area during its discussions on the Vision2030 Land Use Plan. While the future land use plan recommendations have not yet been adopted by City Council, this area was recommended for “Urban Village” use. The Urban Village land use 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. 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. City Council is expected to take action on the Vision2030 Land Use Plan on July 22, 2019.

CURRENT ZONING: The majority of this property is currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on October 14, 2013 (Ordinance 3276). Approximately 5 acres in the southwest corner of the property is zoned C-1 Commercial with a Special Use Permit for a gas well site (Ordinance 3310 approved June 2014). The Special Use Permit expired June 2019.

PROPOSED ZONING: The proposed zoning is NR-PD Nonresidential Planned Development with a base zoning district of C-1 Commercial for land uses and development standards. The proposed change is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial C-2 Commercial	Retail	Retail, restaurant, and service uses
WEST	C-1 Commercial C-2 Commercial	Retail	Retail, restaurant, and service uses
SOUTH	U School, Church, and Institutional C-1 Commercial	Retail and Public/Semi-Public	Offices, religious and educational institutions, and medical uses
EAST	C-1 Commercial	Retail and Public/Semi-Public	Office

PLAT STATUS: The property is currently platted as Lot 2, Block 1; Lot 1R1, Block 2; and Lot 1, Block 3, City Point Addition. A portion of the property is unplatted. A replat of the property would be required to accommodate the proposed development.

CITY COUNCIL: The City Council will consider this request at the August 12, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-09.