



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 23, 2017

SUBJECT: ZC 2017-14, Ordinance No. 3483, Public hearing and consideration of a request from Cromwell Hospitality, LLC, for a zoning change from Town Center Neighborhood Center to Town Center Neighborhood Core at 9005 Grand Avenue, being 2.213 acres described as Tract 1H and a portion of Tract 1A, Landon C Walker Survey, Abstract 1652.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Cromwell Hospitality is requesting a zoning change from TC Town Center Neighborhood Center to TC Town Center Neighborhood Core on 2.213 acres of land in the Hometown development. The property is located at 9005 Grand Avenue.

GENERAL DESCRIPTION:

The regulating plan for the Town Center zoning district establishes subzones that vary in development character and permitted uses. The buildings, street, and public spaces are scaled for each subzone to create an integrated mixed-use neighborhood environment.

The property under consideration is part of a larger tract of land bounded by Parker Boulevard, Hawk Avenue, Grand Avenue, and an unnamed street. Tarrant County College (TCC) previously planned to build a performing arts center on this site, but has since decided to build the center on the TCC campus. The site is adjacent to the NRH Centre, NRH Library, Walker Creek Elementary School, and the Dolce Hometown development. This larger tract is split between the Neighborhood Center subzone on the northwest side and the Neighborhood Core subzone on the southeast side.

The applicant is requesting that the northwest side be rezoned to the Neighborhood Core subzone in order to accommodate the development of a 4-story hotel on the property. The request for a hotel is handled under a separate Special Use Permit application (SUP 2017-07) and is an associated item on the October 23, 2017, City Council agenda. While a hotel is permitted in both the Neighborhood Center and Neighborhood Core subzones with approval of a Special Use Permit (SUP), the maximum building height in the Neighborhood Center subzone is 3 stories. The hotel proposed by the SUP is a 4-story building. The fourth story would be permitted in the Neighborhood Core subzone as proposed. **Details about the hotel development plan can be viewed in the staff report for that item.**



COMPREHENSIVE PLAN: This area is designated on the 2012 Comprehensive Land Use Plan map as “Public/Semi-Public.” This designation is indicative of Tarrant County College’s plans for a fine and performing arts center and classrooms. As mentioned previously, however, TCC has since decided that such a facility would better suit their needs on campus. The Comprehensive Land Use Plan map has not yet been updated to reflect this change. With the 2018 update, this area is likely to be designated as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment with a mix of commercial and residential uses.

CURRENT ZONING: The property is currently zoned TC Town Center Neighborhood Center. Commercial uses allowed by right under the current zoning include the following general office uses, retail and service uses (retail shops, department store, bank, bakery, furniture store, grocery store, pharmacy, restaurants). Under Sec. 118-472 of the Zoning Code (Town Center Density Restrictions), this specific property is listed as “Tract 6B” and carries the limitation that “no residential units allowed, only public and commercial buildings allowed.” This proposed zoning change would not amend this restriction, which was placed as a result of a development agreement for the east side of the Town Center District.

PROPOSED ZONING: The applicant is requesting a zoning change to TC Town Center Neighborhood Core which allows similar uses by right as the current zoning and requires a Special Use Permit for a hotel use.

Besides the additional permissible building height, the following changes would be made to the zoning regulations as a result of this zoning change

	Neighborhood Center (Existing)	Neighborhood Core (Proposed)
Min. Lot Size	2,000 sq. ft.	2,500 sq. ft.
Min. Lot Depth	80 feet	100 feet
Max. Building Coverage	75%	80%
Max. Number of Stories	3 stories	4 stories
Max. Height at Eave	55 feet	75 feet

Additionally, there are only two land uses that would be added as permissible uses on the property by the change in zoning: “interim enclosed parking” and “printing shop.”

The following uses would be added as options for future Special Use Permit review by City Council following a public hearing: “Auto/Truck Dealer – New,” “Bus Passenger Terminal,” “Acupuncture, Reflexology Clinic, Foot Spa,” “Cabinet Shop,” and



“Assembling Operations of Commodities all operations conducted in fully enclosed building.”

SURROUNDING ZONING | LAND USE:

- North:** TC Town Center and U Institutional | Public / Semi-Public and Town Center Civic
- West:** TC Town Center | Public / Semi-Public (Town Center Civic)
- South:** TC Town Center | Town Center (Neighborhood Center)
- East:** TC Town Center | Town Center (Neighborhood Core)

PLAT STATUS: The property is currently unplatted.

PUBLIC INPUT: Public input has been received for this case; however, the input mainly is in regard to the proposed hotel use which is under separate application. See the agenda item for SUP 2017-07 to view public input related to this case.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the October 5, 2017, meeting. The Commission voted 6-1 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3483.