

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 10, 2022  
**SUBJECT:** PLAT22-0027 Consideration of a request from the City of North Richland Hills for an amended plat of Lots 1R and 4, Block 2, and Lot 1, Block 3, Smithfield Addition, being 23.239 acres located at 8001 Northeast Parkway and 6701-6801 Davis Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

In conjunction with the Birdville Independent School District, the City of North Richland Hills is requesting approval of an amended plat of Lots 1R and 4, Block 2, and Lot 1, Block 3, Smithfield Addition. This 23.239-acre property is located at 8001 Northeast Parkway and 6701-6801 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The plat consists of three lots located on the west side of Davis Boulevard north of Main Street. The lots have frontage on Davis Boulevard and Northeast Parkway. The property is part of the Smithfield Addition and was platted in 2019. One lot is developed as Smithfield Elementary School, and two lots are currently vacant.

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

1. On page two of the plat, the label on Lot 1 Block 3 is revised to reference the correct legal description. The recorded plat incorrectly labeled the lot as Block 2.
2. A standard plat note is added that states 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 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 TOD (Transit Oriented Development). The purpose of the TOD code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban development environments, 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; encouraging pedestrian activity; reducing the reliance on private automobiles; promoting a more functional and attractive community using recognized principles of urban design; and allowing 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
Smithfield Road	C2D Major Collector	Transit Oriented Development	2-lane divided roadway 68-foot right-of-way width
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Northeast Parkway	TOD General Street	Transit Oriented Development	2-lane undivided roadway 60-foot right-of-way width on-street parking on-street bicycle facilities

#### SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential) R-3 (Single-Family Residential) TOD (Transit Oriented Development)	Low Density Residential Urban Village	Single-family residences House of worship
SOUTH	TOD (Transit Oriented Development)	Urban Village	Retail and office uses Cemetery
EAST	TOD (Transit Oriented Development)	Urban Village	Office and commercial uses

**PLAT STATUS:** The property is currently platted as Lots 1R and 4, Block 2, and Lot 1, Block 3, Smithfield Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the September 15, 2022, meeting and voted 4-0 to approve the plat.



**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 PLAT22-0027.