



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 7, 2022
SUBJECT: PLAT22-0023 Consideration of a request from Manhard Consulting for a replat of Lots 1R1 and 1R2, Block B, Hometown-Dolce Addition, being 5.19 acres located at 6021 Parker Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Sovereign at Hometown LLC, Manhard Consulting is requesting approval of a replat of Lots 1R1 and 1R2, Block B, Hometown-Dolce Addition. This 5.19-acre property is located at 6021 Parker Boulevard.

GENERAL DESCRIPTION:

The site is located on the southwest side of Parker Boulevard at the intersection with Boulevard 26. The property consists of one lot developed with five multifamily/commercial mixed-use buildings and one commercial retail building. The site is adjacent to NRH2O Family Water Park and across Parker Boulevard from The Venue at Home Town.

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

1. The property would be divided into two lots so that the multifamily/commercial buildings and the commercial retail building are located on separate lots.
2. Since a portion of the new lot line would be located near an existing building, a **NO BUILD AREA EASEMENT** would be added to Lot 1R2. This easement is required to address building code standards related to the proximity of the existing building to the new property line and the extent of openings in the exterior wall, which is designed as a glass store front.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

Parking

The property line between the two lots splits an existing row of head-in parking on southeast side of the mixed-use building on Lot 1R1. This split is done to provide the required 26 parking spaces for Lot 1R2, which is developed with a single-story commercial retail building. While this satisfies the required parking for Lot 1R2, it removes commercial parking that would support existing commercial space on Lot 1R1. It also creates uncertainty in determining property ownership and responsibilities for maintenance, upkeep, and liability of the parking area. Additionally, residents of



Sovereign have taken over use of the parking on future Lot 1R2 and the angled commercial parking on Lot 1R1.

The Development Review Committee recommended to the owner that Sovereign Hometown LLC develop and record a reciprocal parking agreement between Lot 1R1 and Lot 1R2 that accomplishes the following. A site plan exhibit showing this arrangement is attached for reference.

- a. Dedication of 28 parking space on Lot 1R1 to support commercial space on both lots. Of the 28 spaces, 21 spaces would be located on Lot 1R1 to wrap the 3,800-square-foot commercial building, including five (5) angled spaces on Parker Boulevard in front of the leasing office.
- b. Dedication of seven (7) spaces on Parker Boulevard to support the 1,786-square-foot commercial frontage in the mid-block area.
- c. Revise the replat to exclude the angled parking spaces fronting the 3,800-square-foot commercial building from Lot 1R2 and return the spaces to Lot 1R1. The reciprocal parking agreement will satisfy the parking requirements for both lots.
- d. Implement a "Business Customer Parking Only" signage and striping plan so that Sovereign residents do not park on dedicated commercial parking on either lot.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation 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.

CURRENT ZONING: The property is zoned TC (Town Center). This district is intended to establish development standards to promote a sustainable, high quality, mixed use development scenario that provides the opportunity for many uses typically associated with a city's town center to develop in an integrated manner. The site is located in the Neighborhood Core subzone. This subzone is the most dense 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. Right-of-way dedication is not required for this plat.



STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Boulevard 26	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Parker Boulevard	C2U Minor Collector	Urban Village	2-lane undivided roadway 60- to 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC (Town Center)	Urban Village	Mixed use
WEST	TC (Town Center)	Urban Village	Mixed use
SOUTH	AG (Agricultural)	Parks/Open Space	NRH20 Family Water Park
EAST	City of Hurst (GB General Business)	N/A	Vacant

PLAT STATUS: The property is platted as Lot 1R, Block B, Hometown-Dolce Addition.

CITY COUNCIL: The City Council will consider this request at the July 25, 2022, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing and updates to easements on the property.

RECOMMENDATION:

Approve PLAT22-0023 with the conditions outlined in the Development Review Committee comments.