

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 2, 2017

SUBJECT: TR 2017-03 Public Hearing to consider amendments to Section 118-472 of the North Richland Hills Zoning Ordinance regarding townhomes in Tracts 3A and 3B of the Town Center zoning district.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

A revision is proposed to the Zoning Ordinance related to Section 118-472 Town Center Density Restrictions. The revisions would reduce the maximum number of townhomes that would be allowed in Tracts 3A and 3B of the Town Center zoning district.

GENERAL DESCRIPTION:

In 2014, an amendment to Section 118-472 reduced the maximum number of townhomes allowed in Tracts 3A and 3B of the Town Center zoning district from 120 to 94 townhomes. This corresponds to a 25-acre tract in the Hometown development. This revision was the result of new development changes that allowed for more single-family cottage lots in the Canal District east of the lakes.

The proposed amendment would further reduce the maximum number of townhomes allowed from 94 to 73 townhomes. This is based on City Council's approval of a special use permit for 22 single-family cottage lots in Hometown Canal District Phase 5A on February 13, 2017. A letter from Arcadia Land Partners acknowledging this revision is attached.

CITY COUNCIL: The City Council will consider this request at the March 6, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve TR 2017-03.

