



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 5, 2017

SUBJECT: ZC 2017-14 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 alley. 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 hotel on the property. A request for a special use permit for a hotel (SUP 2017-07) is an associated item on the October 5, 2017, Planning and Zoning Commission agenda. Details about the hotel development plan can be viewed in the staff report for that item.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan 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).

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.

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.

CITY COUNCIL: The City Council is scheduled to consider this request at their October 23, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-14.