

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 6, 2018

SUBJECT: TR 2018-03 Public hearing to consider amendments to the zoning ordinance of the City of North Richland Hills, Texas, regarding Section 118-472 (Town Center Density Restrictions) to allow the consideration of residential uses by special use permit on “Tracts 6a & 6b” and to remove the allowance for residential uses on “Tract 7.”

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

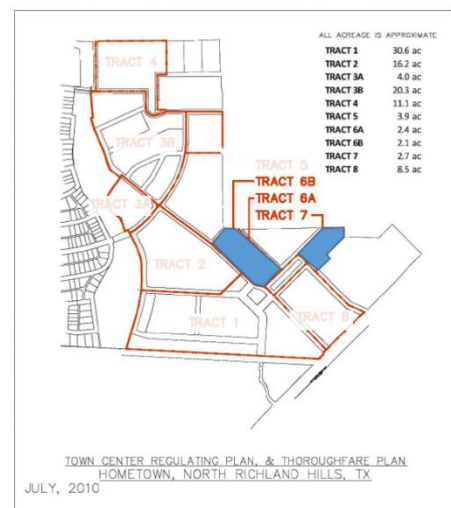
Revisions are proposed to the zoning ordinance related to Section 118-472 (Town Center Density Restriction). The revisions would modify the requirements and allowances for residential units on Tracts 6a, 6b, and 7.

GENERAL DESCRIPTION:

In March 2011, modifications were made to the Town Center regulating plan and zoning standards related to the eastern portion of HomeTown (Ordinance No. 3133). A new section was added (Section 118-472) to address density caps for single-family, townhouse, and multifamily units on certain tracts east of the Lakes at HomeTown. This section was most recently amended in March 2017 related to townhouses in the Canal District area (Tracts 3A and 3B).

The amendment under consideration would make the following modifications to the density restrictions:

1. Tracts 6a & 6b. This 4.5-acre area is located southwest of the NRH Library and bounded by Parker Boulevard, Grand Avenue, and Hawk Avenue. Currently, only public and commercial buildings are allowed on this tract. Residential units are not currently permitted. The proposed amendment would allow for consideration of residential uses on the property through the special use permit process, similar to other tracts in the area. The total number of residential units is proposed to be capped at 120 units, with no more than 60 of those being multi-family units on Tract 6a.



2. Tract 7. This 2.7-acre parcel is located at the east corner of Walker Boulevard and Grand Avenue. This tract currently allows for commercial development and up to 60 apartment units. The proposed amendment would effectively “share” the same entitlements with Tracts 6a & 6b. In other words, on the 7.2 acres that make up Tracts 6a, 6b and 7, there may be a maximum of 120 residential units, a maximum of 60 of which may be apartment units. There is no limit on commercial uses.

Below is a comparison table of the existing zoning entitlements and what is proposed by TR 2018-03. The amendment under consideration would combine the land areas of Tracts 6a, 6b, and 7 and make the following modifications:

	Size / Location	Current Allowances	Proposed Allowances
Tract 6a & 6b	4.5 acres between Parker Blvd & Hawk Ave	No residential units allowed. Only public and commercial buildings allowed	Combined Tracts 6a, 6b & 7: A maximum of 120 residential units allowed, a maximum of 60 of which may be apartment units. Special Use Permit approval required for any residential units on Tract 6a & 6b. Apartment units limited to Tract 6a and 7 only. No limit on commercial space.
Tract 7	2.7 acres at the east corner of Walker Blvd & Grand Ave behind Office Depot / Kroger	Maximum of 60 apartment units allowed. No limit on commercial space.	

If approved, this ordinance would allow for the sharing of existing development rights for 60 multi-family units between Tract 7 and Tract 6a. Both tracts are located on the perimeter of Stormy Plaza. It would also allow single-family homes, likely in a townhome format, so long as the total number of residential units does not exceed 120 units.

CITY COUNCIL: The City Council will consider this request at the December 10, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve TR 2018-03.