



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** August 20, 2020  
**SUBJECT:** FP 2020-07 Consideration of a request from Ion Design Group for a final plat of City Point Addition Phase 1, being 22.5353 acres located at 4400 City Point Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of MM City Point 53 LLC, Ion Design Group is requesting approval of a final plat of City Point Addition Phase 1. This 22.5353-acre property is located at 4400 City Point Drive.

### **GENERAL DESCRIPTION:**

The property is bounded by City Point Drive on the south, Boulevard 26 on the west, and Rodger Line Drive on the north. On the east side, the site abuts Calloway Branch creek, the North Richland Hills city hall complex, and a medical office building.

The proposed development includes 159 single-family residential lots, which includes both single-family detached and townhome lots. The average lot size of all lots is 1,690 square feet.

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Urban Home	93 lots	26 feet	58 feet
Townhome	66 lots	22 feet	71 feet

The development also includes one multifamily residential lot (3.49 acres) and two commercial lots (3.271 acres). There are 14 open space lots totaling approximately 1.64 acres (7.3% of the site).

City Council approved the preliminary plat on December 9, 2019. The final plat is consistent with the approved preliminary plat.

**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 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 currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for this plat. A 12-foot right-of-way reservation strip would be added to Lot 1 Block 4 to address future dedication requirements for Boulevard 26. Dedication is not required at this time, but site improvements would not be permitted within the reservation strip area.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Boulevard 26	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Rodger Line Drive	C2U Minor Collector	Suburban Commercial	2-lane undivided roadway 60-foot right-of-way width
City Point Drive	CP-110 Local Road	Urban Village	4-lane divided w/ on-street parking 110-foot right-of-way width
City Point Drive	CP-60 Local Road	Urban Village	2-lane undivided roadway 60-foot right-of-way width

#### SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial C-2 Commercial	Retail Commercial Urban Village	Retail and restaurant uses
WEST	City Point Planned Development	Urban Village	Vacant
SOUTH	City Point Planned Development	Urban Village	City hall and vacant
EAST	C-1 Commercial	Office Commercial	Offices

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

**PLAT STATUS:** The property is currently platted as Lot 3, Block 1, City Point Addition.



**CITY COUNCIL:** The City Council will consider this request at the September 14, 2020, 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.

**RECOMMENDATION:**

Approve FP 2020-07 with the conditions outlined in the Development Review Committee comments.