



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 15, 2020
SUBJECT: FP 2020-09 Consideration of a request from MM City Point 53 LLC for a final plat of City Point Addition Phase 2, being 21.522 acres located at 4401 City Point Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

MM City Point 53 LLC is requesting approval of a final plat of City Point Addition Phase 2. This 21.522-acre property is located at 4401 City Point Drive.

GENERAL DESCRIPTION:

The property is bounded by City Point Drive on the north and Boulevard 26 on the west. On the east side, the site abuts the North Richland Hills City Hall complex and the 26 at City Point multifamily project. City Point United Methodist Church is on the south boundary of the site.

The proposed development includes 160 single-family residential lots, which includes both single-family detached and townhome lots. The average lot size of all lots is 1,808 square feet.

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Urban Home	38 lots	26 feet	58 feet
Townhome	122 lots	22 feet	71 feet

The development also includes one multifamily residential lot (4.57 acres) and one commercial lot (1.21 acres). There are five open space lots totaling approximately 1.36 acres (6.32% of the site). The primary purpose of the final plat is to plat the 160-lot single-family residential component of the site so that building permitting may begin shortly after completion of the public infrastructure. The multi-family and commercial tracts will be platted and prepared for development as well, but permitting will likely trail the single-family phase.

City Council approved the preliminary plat on February 10, 2020. 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 2X Block 2 (as shown) 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
Ruth Road	CP-60 Collector	Urban Village	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 City Point Planned Development	Urban Village	Restaurant use Vacant
WEST	C-2 Commercial LR Local Retail	Retail Commercial Office Commercial	Commercial and office uses
SOUTH	U School Church Institutional	Community Services	City Point Methodist Church
EAST	City Point Planned Development	Urban Village	City Hall Multifamily (under construction)



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 1R1, Block 2, City Point Addition.

CITY COUNCIL: The City Council will consider this request at the November 9, 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, and the addition of easements and building setback lines.

RECOMMENDATION:

Approve FP 2020-09 with the conditions outlined in the Development Review Committee comments.