



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 15, 2021

SUBJECT: ZC 2021-04 Public hearing and consideration of a request from FW Western Ridge LLC for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 7201 and 7501 Precinct Line Road, being 0.767 acres described as portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of XTO Energy, FW Western Ridge LLC is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Infill Planned Development) on 0.767 acres located at the southwest corner of Precinct Line Road and Rumfield Road. The applicant is proposing a single lot for commercial development on the site.

GENERAL DESCRIPTION:

The property under consideration is a 33,476-square-foot site located at the southwest corner of Precinct Line Road and Rumfield Road. The attached concept plan for the project includes a single commercial lot intended for office or retail development. The lot is adjacent to a proposed 27-lot single-family residential development located at same intersection, which is a related item on the July 15, 2021, agenda (see ZC 2021-02).

The proposed conditions of approval for this NR-PD district are attached. Applications for rezoning to this district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property and the items described below. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

Rear building line

Due to the limited depth of the property, the applicant proposes to modify the rear building line adjacent to single-family residential property. The required building line is 35 feet, and the proposed building line is 15 feet. The proposed building line aligns with the width of the required 15-foot landscape buffer yard.

Masonry screening wall

Construction of a masonry screening would be required along the west property line since the adjacent lots would be use for single-family residential development. The wall would



typically be constructed at the time the commercial property develops. However, the applicant proposes to construct the screening wall before the houses are built on the residential lots. The planned development would include a standard that the screening wall be constructed by a certain date to be determined.

Driveways

Driveway access to the site would be restricted to the proposed residential street on the south side of the lot. Due to the property's size and location, driveway access would not be permitted on Precinct Line Road or Rumfield Road.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. The Office Commercial designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is NR-PD Nonresidential Planned Development following the C-1 (Commercial) district land uses and development standards. The proposed change is intended to permit office or retail development on the site and allow for the modifications to the site development standards for the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Parks / Open Space	Vacant
WEST	C-1 (Commercial)	Medium Density Residential	Vacant
SOUTH	C-1 (Commercial)	Office Commercial	Vacant
EAST	City of Hurst	N/A	Single-family residences

PLAT STATUS: The property is unplatted.

CITY COUNCIL: The City Council will consider this request at the July 26, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2021-04.