



PLANNING AND ZONING COMMISSION MEMORANDUM

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

SUBJECT: ZC 2021-02 Public hearing and consideration of a request from FW Western Ridge LLC for a zoning change from C-1 (Commercial) to RI-PD (Residential Infill Planned Development) at 7201 and 7501 Precinct Line Road, being 8.506 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 RI-PD (Residential Infill Planned Development) on 8.506 acres generally at the southwest corner of Precinct Line Road and Rumfield Road. The applicant is proposing a 27-lot single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is an 8.506-acre site with frontage on Precinct Line Road, Rumfield Road, and Spring Oak Drive. The site abuts the Oncor transmission line easement on the west and the Tarrant County Precinct 3 maintenance center on the south.

A site plan of the project is attached. The proposed development includes 27 single-family lots with an approximate density of 3.0 dwelling units per acre. The typical lot size is 50 feet wide and 110 feet deep. The minimum lot size is 5,500 square feet, with an average lot size of 7,189 square feet. The site plan also shows a commercial lot located at the intersection of Precinct Line Road and Rumfield Road, which is a related item on the July 15, 2021, agenda (see ZC 2021-04).

The development is split into two sections separated by a drainage channel that connects to Little Bear Creek. The east section includes 17 lots that would be accessed from street entrances on Precinct Line Road and Rumfield Road. The west section includes 10 lots that would be accessed from a cul-de-sac connecting to Spring Oak Drive.

The development incorporates approximately 108,000 square feet of open space, which makes up 29.2% of the site. The majority of the open space is located in a drainage channel in the center of the development. Open space lots are also located at the southeast corner of Rumfield Road and Spring Oak Drive, and at the terminus of the cul-de-sac. A conceptual landscape plan is attached.



The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD 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 include the items described in detail below. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial on the Precinct Line Road frontage, with the remainder designated as Medium Density Residential.

The Office Commercial designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors.

The Medium Density Residential designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

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 RI-PD Residential Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Parks / Open Space Low Density Residential	Vacant
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Community Services	Tarrant County maintenance facility
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 2021-02.